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October 11, 2011

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#16 of OCTOBER 11, 2011
Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Agenda No. 6
04/26/11

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: PROJECT NUMBER R2006-02726-(4)
COASTAL DEVELOPMENT PERMIT NUMBER 2006-00003-(4)
CONDITIONAL USE PERMIT NUMBER 2006-00223-(4)
PARKING PERMIT NUMBER 2006-00015-(4)
FOURTH DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a public hearing on the above-referenced permits to authorize the demolition of an existing commercial facility on Marina del Rey Parcel 21 and the subsequent construction of a new 29,348-square-foot commercial facility with an attached 6-level parking structure and a 28-foot-wide pedestrian promenade applied for by Holiday-Panay Way Marina L.P. At the conclusion of the hearing you indicated an intent to approve the permits and instructed our office to prepare findings and conditions for your consideration. Enclosed are the findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By Elaine M. Lemke
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Property Division

APPROVED AND RELEASED:
John Krattli
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Enclosures

HOA.823500.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NUMBER R2006-02726-(4)
COASTAL DEVELOPMENT PERMIT NUMBER 2006-00003-(4)
CONDITIONAL USE PERMIT NUMBER 2006-00223-(4)
PARKING PERMIT NUMBER 2006-00015-(4)

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Project No. R2006-02726-(4) ("Project"), consisting of Coastal Development Permit No. 2006-00003-(4) ("CDP"), Conditional Use Permit No. R2006-00223-(4) ("CUP"), and Parking Permit No. 2006-00015-(4) ("Parking Permit"), (collectively, the "Project") on April 26, 2011. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project on October 21, 2009, November 4, 2009, December 16, 2009, April 7, 2010, and April 28, 2010.

2. The permittee, Holiday-Panay Way Marina L.P., requests the CDP, CUP, and the Parking Permit to authorize demolition of an existing commercial facility on Marina del Rey Parcel 21 ("Parcel 21") and the subsequent construction on that parcel of a new 29,348-square-foot commercial facility with an attached 6-level parking structure and a 28-foot-wide pedestrian promenade. The parking structure would contain 447 parking spaces. The Project includes two 56-foot-tall buildings, comprising the commercial building and the parking structure. The CDP will authorize the demolition and construction of these improvements. The CUP authorizes a 2,916-square-foot visitor serving/convenience commercial center, a parking structure, a yacht club, and a 10,000-square-foot health club. The Parking Permit is requested to allow transfer of 94 required public parking spaces on Marina del Rey Parcel OT to Parcel 21.

3. The 2.55-acre subject Parcel 21 is located on Panay Way, east of and near the northeast corner of the intersection of Via Marina and Panay Way in the unincorporated community of Marina del Rey. The subject property is located in the Playa del Rey Zoned District. Frontage is on Panay Way to the south of the buildings. Adjoining the subject property is Marina del Rey Parcel GR to the west, Marina del Rey Parcel 18 to the east, and Marina Basin D to the north.

4. The subject property is zoned "Specific Plan" within the Marina del Rey Local Coastal Program ("LCP"). The subject parcel's existing land use designation per the LCP is Marine Commercial with a Waterfront Overlay Zone ("WOZ").

5. Zoning designations on the surrounding properties consist of the following:

North:	Water (per Marina del Rey Specific Plan);
South:	Residential IV (WOZ) (per Marina del Rey Specific Plan);
East:	Marine Commercial and Residential III (per Marina del Rey Specific Plan); and
West:	Parking (per Marina del Rey Specific Plan).

6. The subject property is currently developed with two commercial buildings that are two stories in height, two boater serving buildings that are one story in height, and a paved at-grade parking area containing 192 parking spaces.

7. Land uses on surrounding properties consist of the following:

North:	Marina del Rey Basin D, Marina Beach, boat storage, and multi-family residential (rental apartments);
South:	Multi-family residential (rental apartments);
East:	Multi-family residential (rental apartments); and
West:	Public parking and multi-family residential (rental apartments).

8. No zoning enforcement actions or zoning permit cases were found for the subject property. In April 1967, Plot Plan 16015 was approved for a 4,056-square-foot administration building, two boater serving buildings, a 226-space parking lot, and 28,848 square feet of dock space.

9. The Project site plan depicts the two proposed structures which consist of a 29,348-square-foot commercial center on the western side of the parcel, a 6-level parking structure containing 447 spaces located on the eastern portion of the parcel, and the 28-foot-wide waterfront pedestrian promenade on the north side of the parcel. The third level of each structure is devoted to parking, and the structures are connected by a ramp at those levels. The proposed structures have a maximum roof height of 56 feet above grade. The façade extends to a maximum height of 59 feet. The proposed commercial building is comprised of four levels with the first two levels containing the health club, visitor-serving/convenience commercial and marine commercial uses, a third floor dedicated to parking with 49 parking spaces, and the fourth floor containing a yacht club. The first floor of the commercial building will also contain the proposed boater restrooms and showers. The plan depicts the yacht club with a large dining room, commercial kitchen, office, food storage area, public and employee restrooms, and a deck which extends along the entire fourth floor.

10. The site plan depicts a vehicular entrance/exit into the building garage via the 26-foot-wide driveway provided on the southerly portion of the parcel on Panay Way.

11. The LCP provides development guidelines for the unincorporated community of Marina del Rey. The LCP consist of two sets of inter-related requirements: the Marina del Rey Land Use Plan ("LUP") containing land use policies and the Local Implementation Program or Specific Plan containing development-specific requirements.

12. Consistent with Marina del Rey Specific Plan requirements, the Project was reviewed and conceptually approved by the County Department of Beaches and Harbors' ("Beaches and Harbors") Design Control Board ("DCB"). In rendering its conceptual approval for the Project, the DCB found the proposed Project

conformed with public access, height, circulation, building massing, visual impact, and view requirements of the LCP.

13. The permittee submitted a preliminary geotechnical report to the County Department of Public Works ("Public Works") (a copy of this report is included in the EIR appendices) as part of its application filing, the content of which is compliant with LCP requirements. Site development will be based on thorough site-specific geologic and soils studies, including specific geotechnical studies related to mitigation of liquefaction and lateral spreading. The Project was also designed to utilize earthquake-resistant construction and engineering practices, in compliance with applicable County and State regulations and ordinances.

14. Project conditions will require the permittee to conduct site development in conformity with the archeological reporting requirements specified in sections 22.46.1190.A.2.a-c of the Los Angeles County Code ("County Code").

15. To ensure project consistency with section 22.46.1190.A.3 of the County Code, project conditions will require implementation of a Functional Transportation Systems Management (TSM)/Transportation Demand Management (TDM) program.

16. At the Board's April 26, 2011 meeting, a joint hearing was held on this Project and Project R2006-01510-(4), which proposes to replace a public parking lot with a senior accommodations facility on Parcel OT. The projects are proposed by the same permittee. A single environmental impact report ("EIR") evaluating project-specific and cumulative environmental impacts of both projects was prepared and considered by the Board. The Draft EIR ("DEIR") and Final EIR ("FEIR") for the projects were prepared in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The FEIR determined that implementation of the projects would generate significant project level and cumulative visual impacts, significant cumulative traffic impacts, and significant noise impacts at the balconies of the proposed senior accommodations project even with the required mitigation measures.

17. At the Board's hearing, staff from the County Department of Regional Planning ("Regional Planning") briefly outlined the projects and also noted that the developer was relinquishing 200 feet of one of its leased parcels to Beaches and Harbors to allow expansion of a nearby parking facility.

18. Thirteen people testified at the hearing, two in favor of the project, ten opposed to it, and one person did not indicate support or opposition, but requested that care be taken in selecting a parking vendor or administrator and in setting parking costs. Opposition testimony included, but was not limited to, claims that the Project was inconsistent with the LCP and the California Coastal Act, the EIR was deficient, the Project reflected over-development of the Marina and was out

of character with the community, traffic problems would be created, and the Project undermines the County's bicycle master plan. Opponents also criticized the process and asserted that public input was ignored.

19. Prior to consideration by the Board, the Commission opened its duly-noticed public hearing regarding the Project on October 21, 2009. Like the Board, the Commission conducted a concurrent public hearing and reviewed the EIR regarding the subject project and Project No. R2006-1510, the seniors' accommodations facility, at its October 21, 2009 meeting and at each re-noticed or continued hearing date thereafter.

20. At the Commission's initial hearing day, the Project permittee and three other people testified in support of the Project, asserting that it would modernize and improve services to marine businesses and boaters at the site. Six people testified in opposition to the Project. Opponents testified that: 1) the County was piecemealing development projects in the Marina and should create a master plan; 2) the DCB opposed and had not approved the Project; and 3) the Project should not be considered until the County completed its proposed Major Local Coastal Plan amendment that contains a cumulative impact assessment.

21. At the conclusion of the testimony on this initial hearing day, the Commission directed staff to prepare a summary of the various concerns expressed by the testifiers and instructed the permittee to respond to these concerns. The Commission continued the hearing to February 10, 2010.

22. Prior to the February 10, 2010 Commission hearing, Beaches and Harbors requested in a letter that an earlier hearing date be considered. The Commission considered the letter as a discussion item at the November 4, 2009 hearing and voted unanimously to change the continued hearing date to December 16, 2009.

23. The Commission held a duly noticed public hearing session on both projects and their associated DEIR on December 16, 2009. At the conclusion of the testimony, one commissioner requested additional public amenities be installed on the promenade. The Commission continued the hearing to April 7, 2010, and directed the permittee to return to the DCB for further review of the Project's pedestrian promenade. The Commission directed Regional Planning staff to prepare final findings and conditions for the Project and to prepare the FEIR for the Commission's consideration at the April 7, 2010 continued public hearing.

24. At the April 7, 2010 continued public hearing, Regional Planning staff informed the Commission that it needed additional time to prepare the FEIR and other final documentation for the Commission's consideration. The Commission continued the public hearing to April 28, 2010.

25. At the April 28, 2010 continued public hearing, Regional Planning staff provided a brief summary of the Project. The permittee explained changes made to the Project after review by the DCB on February 17, 2010. The permittee also

requested to withdraw a proposed Plan Amendment associated with the Project. Four people testified in opposition. Opponents contended that: 1) the Project should not be considered without the initially proposed Plan Amendment; 2) the Project is inconsistent with the LCP; 3) a pedestrian promenade does not provide for adequate recreation; 4) the related seniors' accommodation facility was more appropriate for Parcel 21; and 5) the FEIR misrepresented the parcel's frontage. After opposition testimony, the permittee's consultant presented testimony to rebut the claims of LCP inconsistency. Regional Planning staff clarified how the view corridor was calculated and provided parcel frontage information with and without the initially proposed plan amendment.

26. Following staff clarification and the Commission discussion at the continued April 28, 2010 hearing, the Commission certified that it independently reviewed and considered the information contained in the FEIR prepared by the County as the lead agency; certified the FEIR; adopted the Mitigation Monitoring Plan ("MMP") for the Project, finding that, pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that conditions of approval prepared for the Project are the only mitigation measures for the Project which are feasible and that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in these findings; and determined that the remaining, unavoidable environmental effects of the Project have been reduced to the extent possible and to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the findings and in the Environmental Findings of Fact and Statement of Overriding Considerations which it also adopted for the Project.

27. The Commission also accepted the request to withdraw the Plan Amendment and approved the final findings and revised conditions for the Project.

28. The Commission's approval of the Project Permits and certification of the FEIR was appealed to the Board by *We Are Marina del Rey*, which contended that the Project violated the LCP and Coastal Act, that the EIR was inadequate, and that approval of the Project was heard prematurely in violation of CEQA.

29. Written opposition was also received by the Commission and Board throughout the process. In addition to the testimony outlined in the findings above, topics of the correspondence included that the DEIR underestimated the impact of truck trips related to grading and debris removal and that the Project in its current form was not reviewed by the DCB.

30. Approval of the Project requires adoption of CEQA Findings of Fact and a Statement of Overriding Considerations. In compliance therewith, at the close of its April 26, 2011 hearing, the Board adopted the Environmental Findings of Fact and Statement of Overriding Considerations, which are incorporated herein by this reference. The Board also adopted the MMP for the Project, which is

attached to the conditions of approval for the Project. The requirements of the MMP are incorporated into the conditions of approval for this Project. The Board also certified the FEIR at the conclusion of the hearing.

31. The Board finds the proposed Project conforms to the phasing schedules in the LCP because:

    a. With development of the Project, there will be no significant, unmitigated peak-hour project-specific adverse traffic impacts created as a result of Project development;

    b. The County-approved traffic study for the Project indicates there is sufficient traffic capacity in both the Marina del Rey internal system and the sub-regional highway system serving the Marina to accommodate the traffic generated by the modest planned development; and

    c. The Project will be in full conformity with the build-out limitations of the LCP specified for the Panay Development Zone.

32. Sections 22.46.1090 and 22.46.1100 of the County Code and the LUP require, among other things, that a project applicant demonstrate that there is sufficient traffic capacity in both the internal Marina del Rey road system and the subregional highway system serving the Marina to accommodate traffic generated by the development. The FEIR for the Project includes a traffic report that was prepared in accordance with the requirements of the LCP, which was reviewed and approved by the Traffic and Lighting Division of Public Works. The approved traffic report for the Project demonstrates there is adequate internal and subregional traffic capacity to support the Project, and identifies specific traffic improvements intended to mitigate the Project's significant direct and cumulative impacts to the extent feasible, which mitigation measures have been incorporated into the MMP approved for the Project in conjunction with certification of the FEIR. In accordance with LCP requirements, Project conditions will require the permittee to pay traffic mitigation fees of $5,690 per p.m. peak hour trip generated by the project, to be allocated as follows:

    a. $1,600 per p.m. peak hour trip will be paid into the County-administered Transportation Improvement Program to offset Project impacts to the internal Marina circulation system (Category 1 improvements identified in Appendix G to the LCP); and

    b. $4,090 per p.m. peak hour trip will be paid into the County-administered Transportation Improvement Program to offset the Project's proportional share of the cumulative impacts of Marina development on the subregional transportation system (Category 3 improvements identified in Appendix G of the certified LCP).

33. Pursuant to the LCP, parcels located between the water and the first public road must provide a view corridor allowing uninterrupted views of the harbor from the road to the waterside at ground level. As depicted on the view corridor exhibit submitted by the permittee, the Board finds the Project will provide view corridors consistent with LCP requirements, i.e., a view corridor comprising 28.5 percent of the parcel's water frontage is being provided, consistent with LCP view corridor requirements for the proposed 56-foot-tall buildings.

34. The Project is consistent with LCP standards calling for the provision of a continuous 28-foot-wide pedestrian promenade along the parcel's bulkhead. Seating, landscaping, lighting, trash receptacles, and bicycle racks have been provided along the parcel's bulkhead consistent with LCP requirements.

35. Consistent with LCP requirements, more than 10 percent of the net lot area will be landscaped and building coverage is less than 90 percent of the net lot area.

36. Project conditions will ensure that on-site parking to be provided for the Project will be consistent with the parking standards of the County Zoning Ordinance. Project conditions will require at least 447 on-site parking spaces. Consistent with County Code parking requirements, Project conditions will require that 170 of these spaces are for the uses on Parcel 21, 183 spaces are dedicated to boater parking, and 94 are public parking spaces that are a replacement for the spaces that were formerly located on Parcel OT. The Parking Permit is required due to the transfer of spaces from Parcel OT and to ensure that spaces formerly provided on Parcel OT are maintained on Parcel 21.

37. The buildings will contain fire sprinklers in conformance with County Fire Department requirements. Emergency access to all structures and common areas of the Project will be provided to the satisfaction of the County Fire Department. Project conditions will require Fire Department approval of a "Fire Safety Plan" prior to issuance of a building permit.

38. Project landscaping along site perimeters will maintain a minimum width of eight feet and will allow visual access into the lot, as required by the LCP.

39. Project infrastructure has been designed, and must be constructed, in an environmentally sensitive manner, and will follow design policies of the LCP, including landscaping standards required by the DCB. The Project will be subject to the County's Green Building and Drought-Tolerant Landscape ordinances.

40. Consistent with Shoreline Access Policy No. 1 of the LUP (Public Access to Shoreline a Priority), the Project provides public pedestrian access and ensures passive recreational use to and along all portions of the Parcel 21 bulkhead, in conformance with sections 30210-30212 of the California Coastal Act and Chapter 1 ("Shoreline Access") of the LUP. The Project implements this key Public Shoreline Access policy through the provision of the 28-foot-wide public

pedestrian promenade along the parcel bulkhead; and through the provision of public views to the water from the public street fronting the project (Panay Way), consistent with LCP view corridor requirements. In furtherance of these shoreline access policies, Project conditions will require signage at the Project's entrances and at each bulkhead entrance of each public lateral access way identifying these as public access ways. In addition, signage will be required at conspicuous locations along the length of the bulkhead public access ways (public promenade) identifying the access ways as public.

41. Consistent with Shoreline Access Policy No. 2 of the LUP, the Project enhances public access to the waterfront by constructing a 28-foot-wide public pedestrian promenade along the entire water frontage of Parcel 21.

42. Consistent with Shoreline Access Policy No. 3 of the LUP, the Project design provides public access to and along the shoreline through the provision of the 28-foot-wide waterfront pedestrian promenade and public lateral access ways across the site from Panay Way to the public waterfront promenade. Development adjacent to the bulkhead (i.e., public promenade) will provide pedestrian access ways, benches, and rest areas along the bulkhead.

43. Consistent with Shoreline Access Policy No. 4 of the LUP, the Project provides for public access from public roads fronting the Project to the shoreline along all fire roads and across all dedicated Project open space areas. Such access ways will be conspicuously signed at entrances from the public street (i.e., from Panay Way).

44. Consistent with Shoreline Access Policy No. 11 of the LUP, Project conditions will require the permittee to pay a proportional share of the funding of the potential shuttle system through collection of Category 3 traffic mitigation fees. The combined traffic Category 3 mitigation fees for the projects on Parcels OT and 21 are estimated to be $122,700. Project conditions also require payment of Category 1 impact fees (see Finding No. 32). A combined Category 1 fee for both projects is estimated to be $48,000. Thus, estimated total Category 1 and Category 3 traffic impact mitigation fees of $170,700 will be required.

45. Consistent with Shoreline Access Policy No. 12 of the LUP, Project conditions will require the permittee to pay all required Category 3 traffic mitigation fees. Public Works, which administers the fees, may use a portion of the fees to fund establishment of a public shuttle service in the Marina.

46. Consistent with Shoreline Access Policy No. 13 of the LUP, Project conditions require incorporation of directional signage, outdoor exhibits, and brochures to enhance public awareness of shoreline access ways and public areas, to include: 1) conspicuous signage regarding public waterside access (public promenade and, if approved, a nearby wetland park on Parcel 9U); 2) an outdoor map indicating the location and type of public access ways and parks located in

Marina del Rey; and 3) a kiosk within the commercial complex containing information on visitor-serving activities in the Marina.

47. Consistent with Shoreline Access Policy No. 14 of the LUP, development of the 28-foot-wide public pedestrian promenade and amenities along the parcel's entire waterfront will allow the public substantial viewing opportunities of the small craft harbor water areas.

48. Consistent with Recreation and Visitor-Serving Facilities Policy No. 2 of the LUP, the Project provides enhanced recreational opportunities through its development of the 28-foot-wide public pedestrian promenade along the entire waterfront of the parcel.

49. Consistent with Recreation and Visitor-Serving Facilities Policy No. 6 of the LUP, the Project satisfies County parking requirements for all proposed uses.

50. The Project will fulfill Recreational Boating Policy No. 1 of the LUP ("Recreational boating is a top priority of the LCP") through its development of restrooms and showers for boaters utilizing the nearby anchorage and through development of 11,342 square feet of marine commercial uses and a 5,000-square-foot yacht club.

51. Consistent with Marine Resources Policy No. 2 of the LUP ("Reduce contaminated run-off into Marina waters"), the Project includes a completed drainage concept, which has been approved by Public Works. To avoid adverse impacts on the local marina and greater ocean waters, Project conditions require compliance with National Pollution Discharge Elimination System requirements of the California Regional Water Quality Control Board, as well as all pertinent stormwater quality management programs of the federal, State, and County agencies.

52. Consistent with Cultural Heritage Resources Policy No. 1 of the LUP, the Project was reviewed during the environmental review/CEQA review process to determine potential impacts on cultural resources. No such impacts were identified.

53. Consistent with Cultural Heritage Resources Policy No. 3 of the LUP, Project conditions require that the permittee notify Regional Planning and the State Historic Preservation Office if a significant cultural resource is discovered during any construction phase. A halt-work order will be instituted in the event such a cultural resource is discovered during construction.

54. The Project implements Land Use Plan Policy No. 1 of the LUP ("Preservation of the small craft harbor as a recreational facility shall be a priority") through the development of the pedestrian promenade, boater showers and bathrooms, boater parking, 94 public parking spaces, and a yacht club.

55. The Project implements Land Use Plan Policy No. 2 of the LUP ("Maintenance of the physical and economic viability of the marina is a priority") through redeveloping Parcel 21 with a modern commercial center that will provide a 28-foot-wide pedestrian promenade, covered parking spaces, and improved boater restrooms and showers. The Project development will help ensure maintenance of the physical and economic viability of the Marina.

56. Consistent with Land Use Plan Policy No. 6 of the LUP, the Project received conceptual design approval from the DCB, as prescribed in the LCP. The DCB's review included review for consistency with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction and applicable policies of the certified LCP.

57. The Project implements Coastal Visual Resources Policy No. 1 of the LUP ("Views of the Harbor are a Priority") through its provision of an LCP-compliant view corridor across the parcel from the adjacent public street (Panay Way) to Marina Basin D. The public viewing of the harbor will be further enhanced through the Project's public pedestrian promenade along the parcel's entire water frontage. One hundred percent of the property's water frontage has been made available for public viewing of the waterfront. The most valuable, visible, desirable area of the site, the waterfront, will be fully enhanced for public use.

58. The Project implements the view protection policies outlined in Coastal Visual Resources Policy No. 6 of the LUP by incorporating harbor views from streets and pedestrian access ways consistent with security and safety considerations. As noted, the Project provides view corridors from public streets to the Marina waters consistent with LCP requirements.

59. The Project is consistent with Coastal Visual Resources Policy No. 9 of the LUP ("Evaluation of wind impacts"). An assessment of the proposed Project was conducted by the engineering firm Rowen, Williams, Davies and Irwin. The analysis studied the Project's potential impacts on winds coming from the east, west, southwest, and west-southwest directions. The analysis concluded that the Project will have an insignificant impact in either Basins C or D on winds coming from the east and west directions. The analysis further concluded that due to the similar height of development directly south of Parcel 21, the Project will have only a minimal impact on winds from the southwest and west-southwest in Basins C and D.

60. The Board reviewed the above-identified wind reports for the Project and deems them to be credible evidence substantiating that development of the commercial complex on Parcel 21 will not significantly increase infringements of wind access for boats in their berths, in the fairways, or in the Main Channel, nor adversely impact winds utilized by birds in flight.

61. Consistent with Hazards Policy No. 1 of the LUP, the permittee obtained approval of a Drainage Concept Plan and a Standard Urban Stormwater Mitigation Plan ("SUSMP") from Public Works. These plans are intended to mitigate flooding concerns relating to site drainage and to minimize runoff of polluted rainwater sheet-flow into the Marina and public storm drain system.

62. Consistent with Hazards Policy No. 2 of the LUP, Project conditions will require implementation of geotechnical engineering recommendations related to secondary geologic hazards (liquefaction, lateral spreading, and ground subsidence) that are recommended by the geotechnical engineer and Public Works. A preliminary geotechnical report was reviewed and approved by Public Works.

63. The traffic report prepared for the Project, which was reviewed and approved by Public Works' Traffic and Lighting Division and is included as an appendix to the EIR, concluded that the proposed Project will not cause an increase in traffic that will exceed the capacity of the internal Marina del Rey street system.

64. Consistent with Traffic Circulation Policy No. 3 of the LUP ("Sub-regional Transportation Improvements"), as outlined in the Project traffic study, Project conditions will require the permittee to make its fair share contribution, through payment of the prescribed traffic mitigation fee, to help fund construction of "Category 3" ("Sub-regional") transportation improvements, which are prescribed in the LCP. Project conditions will require the permittee to pay traffic mitigation fees to fund Category 1 and Category 3 transportation improvements as required by the LCP. The estimated Category 1 and Category 3 traffic mitigation fees for the seniors' accommodation facility and this Project, combined, is $170,700.

65. In conformance with Public Works Policy No. 2 of the LUP ("Public Works improvement phasing"), Project conditions will require that all necessary public works facilities/infrastructure will be provided for the Project prior to the County's issuance of a Certificate of Occupancy for the Project.

66. In conformance with Public Works Policy No. 6 of the LUP, Project conditions will require incorporation of water-conserving technology consistent with County, State and/or federal regulations affecting same. Consistent with this policy, the Project will be conditioned to require Public Works to review the Project plans to assure that water conservation measures and techniques are incorporated. Moreover, the project will be subject to the County's Green Building and Drought-Tolerant Landscaping ordinances.

67. Consistent with Public Works Policy No. 10 of the LUP, Project conditions will require fire sprinklers in conformance with County Fire Department requirements.

68. The DCB is charged with regulating the design of Marina del Rey signage through its "Revised Permanent Sign Controls and Regulations" (section 22.46.1060 (D) (1)) of the County Code. Prior to installation of any signage on

the subject property, the permittee will be required to submit its proposed signage package to the DCB for review and approval.

69. The Project includes an updated promenade amenity plan as directed by the Commission at its December 16, 2009 continued public hearing and as required by the DCB.

70. The Board has duly considered all of the issues and information contained in all of the oral testimony and written correspondence made in opposition to the proposed Project during the public hearing process on the Project and DEIR as well as all of the oral testimony and written correspondence provided to the Commission in response thereto by staff and the Project permittee. For the reasons set forth in the findings, and for the reasons set forth in the County's detailed responses to all public written comments to the EIR and to the Commission regarding the proposed Project, the Board finds that there is substantial evidence supporting the conclusion that the FEIR meets the requirements of CEQA.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

Regarding the Coastal Development Permit:

A. That the proposed project is in conformity with the certified LCP and, where applicable; and

B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Regarding the Conditional Use Permit:

A. The proposed use is consistent with the adopted general plan for the area;

B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;

C. The proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area; and

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Regarding the Parking Permit:

A. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential parking spaces will provide the required parking for uses because off-site facilities will provide the required parking for the uses because such off-site facilities will be controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves, and are conveniently accessible to the main use, and such leases will be written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and will contain other guarantees assuring continued availability of the spaces; and

B. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

Regarding the CDP, CUP, and Parking Permit:

A. The information submitted by the permittee and presented at the public hearings substantiates the required findings for a Coastal Development Permit as set forth in section 22.56.2410 of the Los Angeles County Code (Zoning Ordinance), for a Conditional Use Permit as set forth in section 22.56.090 of the Zoning Ordinance and for a Parking Permit as set forth in section 22.56.1020 of the Zoning Ordinance.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the FEIR was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; indicates that, at the conclusion of its hearing on the Project, it certified the FEIR, adopted the Environmental Findings of Fact and Statement of Overriding Considerations for the Project, and adopted the MMP which is appended to and included in the attached conditions of approval, finding that, pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation; finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Environmental Findings of Fact; finds that the conditions of approval attached hereto are the only mitigation measures for the Project which are feasible; determines that the remaining, unavoidable environmental effects of the Project

have been reduced to the extent possible and to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in these findings and in the Environmental Findings of Fact and Statement of Overriding Considerations; and

2. Approves Coastal Development Permit No. RCDP2006-00003, Conditional Use Permit No. RCUP2006-00223, and Parking Permit No. RPKP2006-00015 subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NUMBER R2006-02726-(4)
COASTAL DEVELOPMENT PERMIT NUMBER 2006-00003-(4)
CONDITIONAL USE PERMIT NUMBER 2006-00223-(4)
PARKING PERMIT NUMBER 2006-00015-(4)

1. This grant authorizes a Coastal Development Permit for demolition of all existing landside improvements and the construction of a structure with 2,916 square feet of visitor-serving/convenience commercial uses, 11,432 square feet of marine commercial uses, a 5,000-square-foot yacht club, a 10,000-square-foot health club, a 447-space six-level parking structure, an adjacent waterfront public pedestrian promenade, and other site amenities and facilities. This grant further authorizes a Conditional Use Permit for the parking structure, the yacht club, 2,916 square feet of visitor serving/convenience commercial uses, 11,432 square feet of marine commercial uses, and the 10,000-square-foot health club on a parcel with a Marine Commercial land use category and a Waterfront Overlay Zone, and a Parking Permit authorizing transfer of public parking spaces from Parcel OT to an off-site location, specifically to the subject parcel, as all such improvements are depicted on the approved site plans, building elevations, parking plan, building cross-sections, and other approved plans, marked Exhibit "A" on file at the Department of Regional Planning ("Regional Planning"), subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

3. This grant shall not be effective for any purpose until the permittee has filed at Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, until the conditions have been recorded as required by Condition No. 4, and until all required monies have been paid pursuant to Condition Nos. 9, 10, and 32. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 2, 5, 6, 7, 9, and 10 shall become immediately effective upon final approval by the County.

4. Prior to the use of this grant, the terms and conditions of this grant shall be recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder"). Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director"). In addition, upon any transfer of the lease held by the permittee or sublease during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee of the lease or sublessee.

5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government

Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs incurred reach 80 percent of the amount of the initial deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

   The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with Los Angeles County Code ("County Code") section 2.170.010.

7. This grant shall expire unless used on the date that is two years after the Final Approval Date (defined below). The "Final Approval Date" means the later of (a) the last date on which any party may file any legal challenge or appeal the approval action for this grant, provided no such legal challenge or appeal has been filed; or (b) if any legal challenge or appeal of the approval action for this grant is made by any party, then the date on which such legal challenge or appeal is fully and finally resolved, such that no further legal challenge may be made. No less than six months prior to the permit expiration date, the permittee may request in writing a one-year time extension and pay the applicable extension fee.

8. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

9. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statue, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of $6,000.

These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for 30 annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file at Regional Planning. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200 per inspection).

10. Within five days of the approval date of this grant, the permittee shall cause a Notice of Determination to be posted at the Recorder in compliance with section 21152 of the Public Resources Code. Permittee shall remit applicable processing fees, payable to the County of Los Angeles, in connection with such filing. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of fees to the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current total fee amount is $2,867.25 ($2,792.25 plus $75.00 processing fee). No land use project subject to this requirement is final, vested, or operative if said fee is unpaid.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. If this grant is modified, the permittee shall reimburse the County all costs associated with the proceeding.

12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by the Fire Prevention Bureau. Prior to issuance of a building permit, the permittee shall obtain approval of a Fire Safety Plan from the County Fire Department ("Fire Department").

13. At all times the promenade shall maintain a minimum fire lane width of 20 feet clear to the sky as determined by the Fire Department.

14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

15. The subject property shall be maintained in substantial conformance with the plans marked Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.

16. All structures shall comply with the requirements of the Division of Building and Safety of the County Department of Public Works ("Public Works").

17. Prior to issuance of a building permit, Public Works must first approve a flood control, runoff, and storm drain plan submitted by the permittee, which plan shall be consistent with the Santa Monica Bay Recovery Plan.

18. Permittee shall comply with the NPDES (National Pollution Discharge Elimination System) requirements of the California Regional Water Quality Control Board and Public Works. Prior to issuance of a building permit, the permittee shall obtain any other necessary permit or approval from Public Works.

19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property or provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

20. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject facility shall be developed and maintained in compliance with the requirements of the County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

22. Within 60 days of the County Department of Beaches and Harbors ("Beaches and Harbors") Design Control Board's ("DCB") final design approval, permittee shall submit to the Director for review and approval three copies of a revised Exhibit "A," similar to that presented at the public hearing. This revised Exhibit "A" submittal shall contain a full set of the approved site plan, floor plans, parking plan, roof plan, building elevations, building cross-sections, landscaping plan, and signage plan. The DCB review shall include further analysis of the

proposed promenade furniture. The Director will have final review of the promenade furniture which must be constructed of high quality materials.

23. Within 60 days of the DCB's final design approval, the permittee shall submit to the Director for review and approval three copies of signage plans depicting the location, size, and height of all proposed signage, which signage shall be installed on the subject property in accordance with the requirements of Part 10 of Chapter 22.52 of the County Code. Signage shall include directional signage including an outdoor map indicating the location and type of public access ways and parks located in Marina del Rey. Review and approval of the DCB shall also be required and the Director shall not approve signage plans until the plans have been first approved by the DCB.

24. A kiosk shall be located within the commercial complex containing information on visitor-serving activities in the Marina.

25. A minimum of 447 standard parking spaces shall be provided on site, of which 94 shall be reserved for public parking. A minimum of 183 of the required parking spaces shall be maintained for boater usage at all times, developed in compliance with Chapter 22.52, Part 11 of the County Code, and no inoperable vehicles shall be parked, stored, or otherwise allowed to remain in the required parking spaces. A minimum of 170 spaces shall be reserved for the Parcel 21 commercial center uses. Public, boater, and commercial center parking spaces shall be clearly marked as such. On-street parking shall be prohibited, as shall parking in unmarked spaces and in access driveways.

26. The permittee shall post signs conspicuously at the subject property's frontage on Panay Way notifying members of the public about the availability of the Project's 94 public-access parking spaces, which the permittee shall continually maintain for the public's use within the parking structure. The permittee shall clearly paint "Public Parking Space" on each of the 94 public parking stalls and shall ensure that the parking management and staff are aware that said spaces are to be reserved for exclusive use by the visiting public. These 94 public parking spaces shall be sited within the parking garage in a location that is convenient to the visiting public (i.e., proximate to the parking garage entrance). The permittee shall include the public parking signs required by this condition in the signage plan package that is required to be submitted for approval by the DCB pursuant to Condition No. 23 of this grant.

27. Within 60 days of the DCB's final design approval, the permittee shall submit to the Director for review and approval three copies of landscaping plans, which may be incorporated into the Exhibit "A," depicting the size, type, and location of all proposed landscaping on the site as well as all proposed irrigation. Said plans shall also include details for the waterfront public pedestrian promenade, including surfacing materials, lighting, benches, and other facilities proposed for the public promenade, and a planting plan that prohibits the use of exotic invasive plants or that requires the use of plants compatible with the proposed

restored wetland and upland park. Front and side yards shall be maintained at a minimum of five feet in width. Landscaping along site perimeters (not including the promenade) shall be at least eight feet wide and allow visual access into the lot. The Director shall not approve landscaping plans until the plans have been first approved by the DCB.

28. The following conditions shall apply to project construction activities:

a. All graded material shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;

b. Construction activity shall be restricted between the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. Written permission from Beaches and Harbors is required prior to any construction on Saturdays. No construction shall occur on Sundays and legal holidays. Grading, hauling, and pile driving shall not commence before 8:00 a.m., Monday through Friday, and shall not occur on Saturdays, Sundays, or legal holidays;

c. During demolition and construction, the permittee and its contractor shall comply with sections 12.12.010 – 12.12.100 of the County Code regarding building construction noise;

d. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby properties. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent properties. Parking of construction worker vehicles shall be on site or at an adjacent off-site location approved by the Director and agreed to by the lessee of said property and restricted to areas buffered from residences located in the vicinity of the subject property, as approved by the Director. If the permittee chooses to provide parking for construction workers off site, the permittee shall submit to the Director for review and approval plans for temporary construction worker parking and shall demonstrate that the use of the off-site parking spaces shall not interfere with parking spaces required for operation of any use or uses on the property to be used for temporary parking. All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory silencing features. To ensure that mobile and stationary equipment is properly maintained and meets all federal, State, and local standards, the permittee shall maintain an equipment log. Said log shall document the condition of equipment

relative to factory specifications and identify the measures taken to ensure that all construction equipment is in proper tune and fitted with an adequate muffling device. Said log shall be submitted to the Director and Public Works for review and approval on a quarterly basis. In areas where construction equipment (such as generators and air compressors) is left stationary and operating for more than one day within 100 feet of residential land uses, temporary portable noise barriers shall be built. These barriers shall be located between the piece of equipment and sensitive land uses;

e. Pile driving shall be restricted to the hours between 8:00 a.m. to 4:30 p.m., Monday through Friday. No pile driving activity shall be conducted on Saturdays or Sundays. The permittee shall provide adjacent property owners and tenants with a pile-driving schedule 10 days in advance of such activities, and a three-day notice of any re-tapping activities that may occur. The permittee shall submit a copy of the schedule and mailing list to the Director and to Public Works prior to the initiation of construction activities. In addition, at least 10 days in advance of any construction activities on the subject parcel, the permittee shall conspicuously post a construction schedule at the subject parcel's Panay Way street frontage. The schedule shall also include information where individuals may register questions, concerns, or complaints regarding noise issues. The permittee shall take appropriate action to minimize any reported noise problems;

f. All project-related truck hauling shall be restricted to a route approved by Public Works, a map of which shall be provided to the Director upon approval. The permittee shall post a notice at the construction site and along the proposed truck haul route. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions and complaints. The permittee shall keep records of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the permittee and submitted to the County Department of Health Services;

g. Prior to any project construction activities, the permittee shall submit a site plan to the Director for approval that depicts the following: 1) the location of the staging area; 2) location and content of the required notice as described below; and 3) the expected duration of construction activities. The permittee shall post a notice in a conspicuous location at the staging site. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions and complaints. The permittee shall keep a record of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the permittee and submitted to Regional Planning upon request;

h. The permittee shall develop and implement a construction management plan, as approved by the Director and the Director of Public Works, which includes all of the following measures as recommended by the South Coast Air Quality Management District (SCAQMD), or other measures of equivalent effectiveness approved by the SCAQMD:

i. Configure construction parking to minimize traffic interference;

ii. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person);

iii. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable as determined by the Director of Public Works;

iv. Consolidate truck deliveries when possible;

v. Provide dedicated turn lanes for movement of construction trucks and equipment on and off site;

vi. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at (800) 242-4022 for daily forecasts;

vii. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators, except as approved by the Director;

viii. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices; and

ix. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.

i. The permittee shall develop and implement a dust control plan, as approved by the Director and the Director of Public Works, which includes the following measures recommended by the SCAQMD, or other measures of equivalent effectiveness approved by the SCAQMD:

i. Apply approved non-toxic chemical soil stabilizers according to the manufacturer's specifications to all inactive construction areas (previously graded areas inactive for four days or more);

ii. Replace ground cover in disturbed areas as quickly as possible;

iii. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications;

iv. Provide temporary wind fencing consisting of three- to five-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded;

v. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available);

vi. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip;

vii. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces; and

viii. Require construction vehicles to observe traffic speed limits of 15 mph or less on all unpaved roads.

j. All construction and development on the subject property shall comply with the applicable provisions of the County Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County; and

k. The permittee shall demonstrate that all construction and demolition debris, to the maximum extent feasible as determined by the Director, will be salvaged and recycled in a practical, available, and accessible manner during the construction phase. Documentation of this recycling program shall be provided to the Director and Public Works, prior to building permit issuance.

29. The subject buildings shall not exceed a height of 56 feet.

30. Prior to the issuance of a building permit for the project, the permittee shall return to the DCB for said Board's approval of final project signage, landscaping, and public amenities plans (concerning final design details of the waterfront promenade seating with shade structures, drinking fountains, promenade light standards, and decorative paving), and building colors and materials palette.

31. The buildings shall be designed and constructed utilizing earthquake-resistant construction and engineering practices and shall be designed to withstand a seismic event. All earthquake studies shall comply with the latest recommendations of the state Department of Conservation and the Seismic Safety Board for seismic safety.

32. The conditions and/or changes in the project, set forth in the Final Environmental Impact Report as necessary in order to assure the project will not have a significant effect on the environment, are incorporated herein by this reference

and made conditions of approval of this grant. The permittee shall comply with all of the mitigation measures included in the attached Mitigation Monitoring Program ("MMP") including submittal of a Mitigation Monitoring deposit in the amount of $3,000 which shall be required prior to use of the grant and shall be utilized to defray costs associated with staff review and verification of the required mitigation monitoring reports. The mitigation monitoring reports shall be submitted to the Director as follows:

a. At the time of building permit issuance, including verification of payment of applicable fees;

b. Annually; and

c. Additional reports as deemed necessary by Regional Planning.

33. In compliance with section 22.46.1190.A.2.c of the County Code, in the event of discovery of Native American remains or of grave goods, section 7050.5 of the Health and Safety Code, and sections 5097.94, 5097.98, and 5097.99 of the Public Resources Code (attached) shall apply and govern the permittee's development activities. In addition, in compliance with section 22.46.1190.A.2.b, the permittee shall notify the Office of State Historic Preservation and Regional Planning of the discovery. In such instances, a "stop work" order will be issued.

34. In compliance with section 22.46.1190.A.2.a of the County Code, prior to commencement of grading, the permittee shall provide evidence that it has notified the Office of State Historic Preservation and the Native American Heritage Commission of the location of the proposed grading, the proposed extent of the grading, and the dates on which the work is expected to take place.

35. The permittee shall maintain the subject property in a neat and orderly fashion and free of litter. Yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

36. All ground- and roof-mounted equipment shall be fully screened from public view. All roof-mounted facility screening materials shall be constructed of high quality building materials and shall be fully integrated into the building architecture.

37. The permittee shall provide signage at the bulkhead entrance and at conspicuous locations along the length of the promenade identifying the access ways as public. Benches shall be provided along the promenade.

38. Outside lighting shall be so arranged to prevent glare or direct illumination onto any adjacent properties and shall be subject to the requirements of the DCB.

39. All necessary Public Works' facilities and infrastructure shall be provided for the project prior to the County's issuance of a Certificate of Occupancy for the project, to the satisfaction of the Director of Public Works. All project

infrastructure shall be designed and constructed in an environmentally sensitive manner, in full conformance with Public Works' requirements to the satisfaction of said department, and shall follow the design and recreation policies of the certified Local Coastal Program, including landscaping standards required by the DCB.

40. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this grant.

41. The permittee shall prepare a Fire Safety Plan in accordance with section 22.46.1180.A.15 of the County Code and obtain approval by the Fire Department prior to issuance of any building permits.

42. The permittee shall provide fire sprinklers and smoke detectors in the subject building to the satisfaction of the Fire Department.

43. The permittee shall establish a functional Transportation Demand Management (TDM) program or shall participate in an existing TDM program. Viable TDM components may include, but shall not be limited to:

-- Carpools;

-- Ridesharing;

-- Vanpools;

-- Increased use of bicycles for transportation;

-- Bicycle racks;

-- Preferential parking for TDM participants;

-- Incentives for TDM participants; and

-- Disincentives for single occupancy vehicle trips by employees.

Said TDM program shall follow the guidelines in the Transportation Improvement Program contained in Appendix G of the Marina del Rey Local Coastal Program. An annual report on the effectiveness of the TDM program shall be submitted to the Director.

44. Project development shall conform to the phasing schedules in the certified Local Coastal Program. The phasing schedules include requirements for the existing Marina, circulation and public recreation improvements and infrastructure.

45. The permittee shall incorporate water-conserving devices and technologies into the project, in compliance with local, State, and/or federal regulations controlling same, to the satisfaction of the Director of Public Works.

46. As outlined in the attached MMP, prior to issuance of a building permit for the project, the permittee shall pay applicable LCP-prescribed Category 1 and Category 3 traffic mitigation fees for the project, to the satisfaction of the Director of Public Works, which department administers said fees.

47. The permittee shall comply with all recommended conditions listed in the attached letter from Public Works dated June 25, 2009, except as otherwise required by said department.

48. The permittee shall comply with all recommended conditions listed in the attached letter from the Fire Department dated March 25, 2009, except as otherwise required by said department.

49. The aforementioned conditions shall run with the land and shall be binding on all lessees and sublessees of Parcel No. 21.

Attachments:
Fire Department letter dated March 25, 2009
Department of Public Works letter dated June 25, 2009
Mitigation Monitoring Program
California Health and Safety Code section 7050.5
California Public Resources Code sections 5097.94, 5097.98, and 5097.99

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: March 25, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2006-02726

LOCATION: Parcel 21 - 14025 Panay Way, Marina Del Rey

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☒ The required fire flow for this development is **5000** gallons per minute for **5** hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☒ The required fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Verify 1 Install **TBD** 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.

☒ **Location:** 1. Verify the nearest existing public fire hydrant to the property.
2. Once the location of existing public fire hydrants is confirmed, the number and location of new fire hydrant installations will be determined.

☒ **Access:** 1. Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne for review and approval prior to building permit issuance. For submittal requirements contact (310) 263-2732.

☒ **Special Requirements:** THE FOLLOWING ITEM SHALL BE SUBMITTED TO THE FIRE DEPARTMENT LAND DEVELOPMENT UNIT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. An original Fire Flow Availability form (Form 196).

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: SCOTT JAEGGI

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 25, 2009

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Michael Tripp

FROM: Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 200600223
PROJECT NO. R2006-02726
CDP20060003
PARCEL 21-HOLIDAY HARBOR COURTS
14025 PANAY WAY
MARINA DEL REY AREA

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP. The development is for the construction of a five- floor structure housing Marine commercial office, health club, yacht club, retail uses, public plaza, promenade and on-site parking. The project is located in the unincorporated County of Los Angeles area of Marina Del Rey.

Upon approval of the site plan, we recommend the following conditions:

1. Geotechnical

   1.1. Prior to grading or building permit, obtain approval for geotechnical reports from Public Works' Geology and Materials Engineering Division addressing all items in the outstanding soils and geologic review sheets dated October 10, 2007, and September 10, 2007.

For questions regarding the items above, contact Jeremy Wan at (626) 458-4925.

2. Water

2.1. A water system maintained by the water purveyor, with appurtenant facilities to serve all proposed buildings, must be provided. The system shall include fire hydrants of the type and location for both on-site and off-site as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2.2. There shall be on filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the proposed land use, and that water service will be provided to each building.

2.3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this project to the satisfaction of Public Works.

2.4. Submit landscape and irrigation plans for the common area in the project, with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

For questions regarding the items above, contact Lana Radle at (626) 458-4921.

3. Drainage

3.1. Prior to building permit, comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP) approved on 6/03/09 to the satisfaction of Public Works.

3.2. Prior to building permit, obtain a permit from Public Works for proposed connections to outlets and discharge through the marina bulkhead, to the satisfaction of Public Works and Department of Beaches and Harbor.

3.3. Obtain a permit from City of Los Angeles for proposed parkway drains discharging onto Washington Boulevard to the satisfaction of Public Works.

For questions regarding the items above, contact Amir Ibrahim at (626) 458-4921

4. Sewer Maintenance

4.1. On all applicable plans, show the ownership of all County of Los Angeles sewer lines clearly as "County of Los Angeles CSMD sewer line." Show size and stationing of all proposed sewer laterals along Panay Way. Show existing sewer manholes.

4.2. Show the distance between sewer line and intersecting storm drain on the "Schematic Emergency Overflow Discharge."

For questions regarding the items above, please contact James Hilovsky at (626) 300-3388.

5. Grading

5.1. Prior to building permit, obtain approval for grading plan from Public Works' Land Development Division. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and Low-Impact Development devices (if applicable), and any required landscaping and irrigation. Acknowledgement and/or approval from all easement holders may be required.

5.2. A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices including any on-site SUSMP devices.

5.3. Provide approval of grading plan by Public Works' Geotechnical and Materials Engineering Division.

5.4. Acquire permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the California Coastal Commission, State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

For questions regarding the items above, contact Sam Richards at (626) 458-4921.

6. Road Improvements

6.1. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Panay Way to the satisfaction of Public Works.

6.2. Reconstruct any non-American with Disabilities Act conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc.), that either serve or form a part of a Pedestrian Access Route to meet current American with Disabilities Act requirements to the satisfaction of Public Works.

6.3. Provide a minimum of 5.5-foot sidewalks from curb face with no above-ground obstructions along the property frontage on Panay Way to the satisfaction of Public Works. Provide sidewalk pop-outs within locations with above-ground obstructions.

6.4. Provide adequate line of sight for pedestrians from all proposed driveways from the parking structure to the satisfaction of Public Works.

6.5. Repair any curb, gutter, driveways, pavement, and sidewalk damaged during construction.

6.6. Comply with the mitigation and/or fairshare requirements set forth in the letter dated November 24, 2008, from Public Works' Traffic and Lighting Division.

6.7. Underground new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway.

6.8. Prior to obtaining grading permit, acquire street plan approval or direct check status from Public Works' Land Development Division.

6.9. Prior to issuance of a grading permit or a building permit, whichever come first, execute an Agreement to Improve for the street improvements. For information regarding Agreement to Improve, contact Ruben Cruz at (626) 458-4910.

For questions regarding the items above, contact Sam Richards at (626) 458-4921.

7. Traffic

7.1. Comply with all mitigations per the attached traffic impact analysis letter dated November 24, 2008, from Public Works' Traffic and Lighting Division. For questions regarding traffic comments, contact Jeff Pletyak at (626) 300-4721.

If you have any other questions or require additional information, please contact Simin Agahi or Toan Duong at (626) 458-4910.

SA:ca
P:/LDPUB/SUBMGT/CUP/Project R2006-02726_CUP200600223_14025 Panay Way. ApprovalDOC

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Geotechnical Hazards						
GEO-1 The applicant shall implement the geotechnical engineering recommendations related to groundwater of the geotechnical engineer and/or others, as well as conform to all subsequent conditions that are imposed on the project and are deemed appropriate and necessary during grading, construction, and/or operation of the proposed developments at Parcel OT and Parcel 21. A summary of these recommendations follows:	Grading/ Construction Operation	County Geotechnical Engineer	Grading Permit Prior to Building Permit Prior to Occupancy	County Public Works		
Parcel OT and Parcel 21 Excavation and Dewatering *Construction* • Open, unshored, excavations above the groundwater table may be cut vertically to a maximum depth of no more than four feet. Excavations extending between four and 15 feet deep (Parcel OT) or between four and ten feet (Parcel 21) shall be shored or sloped back from the base of the excavation to at least a one and one-half horizontal to 1 vertical (1.5H:1V) slope or flatter. If excavations dry out, sloughing will occur. No excavation shall be made within a 1:1 line projected outward from the toe of any existing footing or structure.	Grading/ Construction	County Geotechnical Engineer	Grading Permit Prior to Building Permit	County Public Works		
• During the time open (unshored) excavations are open, no heavy grading equipment or other surcharge loads (i.e. excavation spoils) shall be allowed within a horizontal distance from the top of any slope equal to the depth of the excavation (both distances measured from the top of the excavation slope).	Grading/ Construction	County Geotechnical Engineer	Grading Permit Prior to Building Permit	County Public Works		
• Adequate measures shall be taken to protect any structural foundations, pavements, or utilities adjacent to any excavations.	Grading/ Construction	County Geotechnical Engineer	Grading Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
• Design and operation of any dewatering system shall be the responsibility of the contractor. However, Earth Systems Southern California Inc. suggests that a sheet-pile cutoff wall shall be used as a cutoff wall to minimize entry of groundwater into the temporary basement excavation. Alternatively, a soil-cement cutoff wall shall be used as the cutoff wall if it is also proposed as a mitigation measure for lateral spreading. Sumps, pumps, and or well points may also be necessary to remove groundwater from the basement excavation during construction. Sizing and operation of sumps and pumps or well points shall be the responsibility of the contractor.	Grading/ Construction	County Geotechnical Engineer	Grading Permit On-going	County Public Works		
Operation To minimize entry of moisture into the completed subterranean portions of the structures, a subdrain and backdrain system with sumps and sump pumps shall be utilized below the bottom floor slab and behind the retaining walls for the subterranean portions of the structure.	Construction Operation	County Geotechnical Engineer	Prior to Building Permit	County Public Works		
GEO-2 The applicant shall implement the geotechnical engineering recommendations related to soil condition improvement of the geotechnical engineer and/or others, as well as conform to all subsequent conditions that are imposed on the project and are deemed appropriate and necessary during grading, construction, and/or operation of the proposed developments at Parcel OT and Parcel 21. A summary of these recommendations follows:	Grading/ Construction Operation	County Geotechnical Engineer Contractor	Grading Permit Field Verification On-going	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Parcel OT **General Site Preparation** • As the existing fill material is not suitable for use in engineered fill at the site, all strippings and debris shall be removed from the site in order to preclude their incorporation in site fill or remedial excavation backfill. Depressions resulting from such removals shall have debris and loose soils removed and filled with suitable soils placed as recommended below.	Grading/ Construction	County Geotechnical Engineer Contractor	Grading Permit Field Verification	County Public Works		
• Soils beneath any proposed traffic-bearing pavement and any exterior non-traffic bearing concrete flatwork (sidewalks, patios, walkways etc.), shall be excavated a minimum of 24 inches below the existing grade or finished subgrade, whichever is lower. The remedial excavation shall extend a minimum lateral distance of at least two feet beyond pavement edges. The bottom of the remedial excavation shall then be scarified (ripped) six inches. Suitable imported soils shall be used to replace the excavated fill, if necessary. The imported material shall be moisture conditioned to near optimum moisture content and be uniformly compacted to at least 90 percent of maximum dry density using mechanical compaction equipment. Compaction shall be verified by testing. ***It shall be understood that the new fill beneath such pavements and slabs will still be supported on at least 10 feet of non-engineered old debris fill, and as such may be subject to distress and shorter service life.***	Grading/ Construction	County Geotechnical Engineer Contractor	Grading Permit Field Verification	County Public Works		
• If necessary, import soils shall be equal to, or better than, the on-site soils in strength, expansion, compressibility, and soil chemistry characteristics. In general, import material shall be free of organic matter and harmful substances, have 100 percent passing a two inch sieve, 60 percent to 100 percent passing a #4 sieve, no more than 20 percent passing a #200 sieve, an Expansion Index less than 20, a	Grading/ Construction	County Geotechnical Engineer Contractor	Grading Plan Check Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Liquid Limit less than 35, and a Plasticity Index less than 12. If they are to be utilized, import soils shall be evaluated prior to their use. Approval of import soils shall be given only after the material is on the project, either in-place, or stockpiled in adequate quantity to complete the project. • Backfill around or adjacent to confined areas (i.e. interior utility trench excavations, etc.) shall be performed either with a lean sand/cement slurry (minimum two sacks of cement per cubic yard) or "flowable fill" material (a mixture of sand/cement/fly ash). The fluidity and lift placement thickness of any such material shall be controlled in order to prevent "floating" of any "submerged" structure.						
• Roof drainage systems for the proposed structure shall be designed so that runoff water is diverted away from any structure.	Construction Operation	County Geotechnical Engineer Contractor	Prior to Building Permit	County Public Works		
• Final site grades shall be designed and constructed so that all water is diverted away from all structures and not allowed to pond on or near pavement. Drainage devices shall be constructed to divert drainage from the project site.	Grading/ Construction Operation	County Geotechnical Engineer Contractor	Grading Plan Check Prior to Building Permit On-going	County Public Works		
Slab-on-Grade Construction • Any exterior building concrete slab-on-grade construction shall be supported by compacted soils. A minimum of four inches of compacted sand or gravel shall be placed over the finished compacted subgrade prior to placing concrete. This granular material shall be moisture conditioned to near optimum moisture content and uniformly compacted using mechanical compaction equipment.	Grading/ Construction	County Geotechnical Engineer Contractor	Grading Plan Check Prior to Building Permit	County Public Works		
• Reinforcement of slab-on-grade construction is contingent upon the structural engineer's recommendations and the Expansion Index of the	Grading/ Construction	County Geotechnical Engineer	Grading Plan Check	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
supporting soils. Since the mixing of fill soils with native soils could change the Expansion Index, additional tests shall be conducted during rough grading to determine the expansion characteristics of the new subgrade soils. Structural mat and post-tensioned slabs shall be designed as outlined below. All exterior concrete slab-on-grade construction shall be reinforced with at least #4 bars on 16-inch centers, each way. Reinforcement shall be placed at mid-depth of the slab. Additional reinforcement may be required once the final expansion potential of the subgrade soils is known. Actual reinforcement requirements will be dependent on the Expansion Index of the bearing soils, applicable sections of the governing building code, and requirements of the structural engineer.		Structural Engineer	Prior to Building Permit			
• Cracks that develop in concrete slab-on-grade shall be filled and sealed prior to placing floor coverings. Frequent control joints shall be incorporated into the slab construction, particularly in the areas of re-entrant corners, to help control cracking.	Construction	County	During Building Inspection Prior to Occupancy	County Public Works		
• In areas of moisture sensitive floor coverings, an appropriate vapor retarder shall be installed in order to minimize vapor transmission from the subgrade soil to the slab. The vapor retarder shall be centered within the four-inch thick sand layer. The vapor retarder shall be evaluated for holes and/or punctures, and the edges overlapped and taped, prior to placement of sand. Any holes or punctures observed shall be properly repaired. The retarder shall be covered with two inches of sand to help protect it during construction. The sand shall be lightly moistened and densified just prior to placing the concrete.	Grading/ Construction	County Geotechnical Engineer	During Building Inspection Prior to Occupancy	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
• Relatively impervious floor coverings (i.e. vinyl, linoleum, etc.) that cover concrete slab-on-grade may block the passage of moisture vapor through the concrete slab, which could result in damage to the floor covering. After the concrete slab has sufficiently cured, the concrete slab surface shall be sealed with a commercial sealant prior to placing the floor covering. The compatibility, and recommendations for placing of the concrete sealer, mastic, and floor covering shall be verified by the floor covering manufacturer prior to sealing the concrete or placing of the floor covering.	Construction	County	Building Permit Plan Check Verified at Inspection Prior to Construction	County Public Works		
• The proposed exterior perimeter slabs (sidewalks, patios, walkways, etc.) shall be designed to be relatively independent of foundation stems (free-floating) to help mitigate cracking due to foundation settlement and/or expansion.	Construction	County	Building Permit Plan Check Verified at Inspection Prior to Construction	County Public Works		
• Subgrade soils for all concrete flatwork shall be moisture conditioned to near optimum moisture content within 24 hours prior to placement of concrete. Measures shall be taken to maintain optimum moisture until concrete is placed. Actual depths of pre-moistening shall be dependent upon the actual Expansion Index of the subgrade soils.	Grading/ Construction	County Geotechnical Engineer	Grading Plan Check Building Permit Plan Check Verified at Inspection Prior to Construction	County Public Works		
Parcel 21 General Site Preparation • Much of the soil within the building footprints is very loose and soft, and the foundation excavations are expected to penetrate to a depth near or below the groundwater table elevation. Therefore, to provide a firm working surface for pile driving and	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Building Permit Plan Check Verified at Inspection Prior to Construction	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
construction of the pile caps and structural deck, a layer of gravel, at least one-foot thick, shall be placed at the base of the excavation for each building footprint.						
• Soils beneath any proposed traffic-bearing flexible pavement and non-traffic-bearing flatwork (sidewalks, walkways, patios, etc.) outside the building footprints, shall be excavated a minimum of 24 inches below the existing grade or finished subgrade, whichever is lower. These remedial excavations shall extend a minimum lateral distance of at least two feet beyond the pavement edges. The bottom of the remedial excavation shall then be scarified (ripped) six inches. The scarified and excavated soils shall be moisture conditioned to near optimum moisture content and be uniformly compacted to at least 90 percent of maximum dry density using mechanical compaction equipment. Compaction shall be verified by testing. The purpose of this recommendation is to provide minimum subgrade support to attain minimum life for the proposed pavements and flatwork. ***It shall be understood that, the entire site is underlain by at least 17 feet of poorly compacted uncertified fill and the proposed pavements and flatwork may experience settlement and other distress sooner and to a greater degree than pavements and flatwork supported by a full depth of structural fill.***	Grading/ Construction	County Geotechnical Engineer	Grading Permit Plan Check Building Permit Plan Check Verified at Inspection Prior to Construction	County Public Works		
• If used, any import soils shall be equal to, or better than, the on-site soils in strength, expansion, compressibility, and soil chemistry characteristics. In general, import material shall be free of organic matter and harmful substances, have no more than 20 percent passing a #200 sieve, and an Expansion Index less than 20. Import soils shall be evaluated prior to their use, but will not be prequalified by the geotechnical consultant. Approval of import soils	Grading/ Construction	County Geotechnical Engineer	Grading Plan Check Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
shall be given only after the material is on the project, either in-place, or stockpiled in adequate quantity to complete the project.						
• Backfill around or adjacent to confined areas (i.e. interior utility trench excavations, etc.) shall be performed with a lean sand/cement slurry (minimum two sacks of cement per cubic yard) or "flowable fill" material (a mixture of sand/cement/fly ash). The fluidity and lift placement thickness of any such material shall be controlled in order to prevent "floating" of any "submerged" structure.	Grading/ Construction	County	Prior to Building Permit	County Public Works		
• Roof drainage systems for the proposed structures shall be designed so that runoff water is diverted away from any structure.	Construction Operation	County	Building Permit Plan Check Prior to Occupancy On-going	County Public Works		
• Final site grades shall be designed and constructed so that all water is diverted away from all structures and not allowed to pond on or near pavement. Drainage devices shall be constructed to divert drainage from the project site.	Grading/ Construction	County	Prior to Grading Permit Prior to Building Permit	County Public Works		
Temporary Shoring • The proposed partial subterranean parking level excavation will be approximately five to seven feet deep and may be adjacent to at least one property line. Temporary shoring may be necessary to support the excavation during construction. The shoring shall consist of temporary sheet pile or steel panels, a soldier pile and lagging type system, or similar temporary shoring system. The shoring shall be cantilevered.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Cantilevered, shoring shall be designed to resist active lateral earth pressures of 40Z pounds per square foot (psf) per foot of depth, where Z = Depth (in feet) measured below the top of the retained	Grading/ Construction	County Geotechnical Engineer		County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
ground surface behind the shoring. This value is based on level ground behind the shoring.		Structural Engineer				
• The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The surcharge considered shall include the loads from any other structures or vehicle traffic within a distance at least equal to the height of the shoring. This includes the surcharge from the weight of the existing south property-line wall if this wall is to be preserved in place. Surcharge effects for cantilevered shoring shall be computed assuming active earth pressure conditions using a pressure coefficient of 0.4.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Lateral resistance for temporary shoring sheet piles or soldier piles founded in native site soils shall be assumed to be provided by passive pressure below the bottom of the excavation. As discussed above, the excavation depth is expected to be approximately seven feet below the existing ground surface. The passive pressure for temporary sheet piles or soldier piles may be taken as 250D pounds per square foot (psf) per foot of depth for unsaturated soils, where D = Depth (in feet) measured below the bottom of the excavation. For saturated soils below the water table, passive pressure of 135 psf per foot of soil may be used. This resisting pressure is an ultimate value. An appropriate factor of safety shall be used for design calculations (minimum of 1.5 recommended). The effective width of soldier piles for passive pressure calculations shall be taken as up to three times the actual pile width.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
• If soldier piles are used, exposed soils between soldier piles shall be supported by lagging and backfilled or supported through the use of reinforced gunite designed to prevent soil movement. All timber lagging to be left in the ground shall be pressure treated in accordance with Standard Specifications for Public Works Construction, Section 204-2.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
GEO-3 The applicant shall implement the geotechnical engineering recommendations related to secondary seismic hazards (liquefaction, ground subsidence, and lateral spreading) of the geotechnical engineer and/or others, as well as conform to all subsequent conditions that are imposed on the project and are deemed appropriate and necessary during grading, construction, and/or operation of the proposed developments at Parcel OT and Parcel 21. A summary of these recommendations follows:	Grading/ Construction Operation	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit On-going	County Public Works		
Parcel OT <u>Soil Improvement</u> • There are a variety of methods that can be used for soil improvement to minimize liquefaction potential. For this site, the Earth Systems Southern California (ESSC) recommends: a) a combination of a soil-cement cutoff wall around most or all of the site perimeter and stone columns for soil densification and excess pore water pressure relief, or b) a cellular pattern of soil-cement cutoff walls to both mitigate the lateral spreading issue and to provide support for a mat-type foundation system.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
• It should be understood that if it is intended to leave some of the existing fill in place, soil improvement of that type of debris-filled irregular material may be difficult and may not result in adequate support for a mat foundation. Consideration shall be given to doing complete removal of the existing fill and replacement to the proposed mat foundation elevation with imported granular engineered fill.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• At a minimum, a soil-cement cutoff wall shall be installed along the easterly site boundary (adjacent to the lagoon) to mitigate the potential for lateral spreading. The cutoff wall shall be at least 30 feet deep to fully contain the soils with potential for lateral movement. Soil-cement cutoff walls shall also be installed around the remaining portions of the site perimeter for temporary excavation support and groundwater control. Additionally, if stone columns are not used, some soil-cement cutoff walls are recommended in the interior of the building footprint for form a "cellular" pattern for soil containment and support of a mat foundation.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Soil-cement cutoff walls shall consist of overlapping "cylinders" of soil mixed in place at depth with Portland cement or other suitable cemetitious materials. The specific soil cement mix design shall be provided by a qualified ground improvement contractor under the review of the project geotechnical engineer.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Stone columns shall be installed on a grid pattern to cover the building footprint plus at least 10 feet laterally beyond the building footprint. The exact spacing and depth of the stone columns is dependent on the amount of liquefying soil in a given part of the site.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
• As a preliminary estimate for the south part of the site, stone columns shall be spaced at no further than eight feet on center and should be at least 50 feet deep (below existing grade) to intersect all potentially liquefiable soil. In the northerly side of the site, stone columns shall be at least 30 feet deep to intersect the deepest liquefying layer in that area.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Stone columns shall be at least 18 inches in diameter and shall consist of relatively clean gravel placed in a "column" by means of a crane-mounted vibrator.	Grading/ Construction	County	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Wick drains (if used) shall be used to relieve excess pore pressure during stone-column installation and maximize ground densification. Wick drains shall consist of a geosynthetic drain material typically about four inches wide corrugated plastic with a filter fabric wrapping. Wick drains shall be installed to the same depth as the adjacent stone columns and are typically installed by hydraulic push methods.	Grading/ Construction	County Geotechnical Engineer		County Public Works		
• Deep soil mixed soil-cement cutoff walls, stone columns, and wick drains (if used) shall be installed by a qualified ground improvement contractor with experience in Southern California. The ground improvement contractor shall be consulted for more specific estimates of the stone column specifications and for special limitations of the ground improvement methods.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Confirmation testing shall be required to verify that the ground improvement has achieved the minimum soil densities and strengths necessary to adequately reduce the liquefaction potential. At least 10 CPT soundings and five soil borings with SPT samples shall be performed after installation of the stone columns (and wick drains if used) to demonstrate the "post ground improvement" soil density. Earth	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Systems Southern California (ESSC) recommends the following tentative criteria to demonstrate adequate densification: corrected SPT blow counts ($N_{1(60)cs}$) shall exceed 30 blows per foot, and CPT tip resistance (Q_{1CN}) shall exceed 160 tons per square foot (tsf) in all of the soils below the proposed building foundation that do not meet the "Chinese criteria" (clay content <15 percent or CPT Ic parameter <2.5).						
• An indicator program of soil-cement cutoff walls and stone columns is recommended at the beginning of the project (prior to full "production" of soil-cement and stone columns) to verify their effectiveness. For the indicator program, a soil-cement cutoff wall at least five feet wide by at least 20 feet long should be installed. Indicator stone columns should be installed in a 100 square foot area in the northerly part of the site and a 100 square foot area in the southerly part of the site. At least two borings with SPT samples and at least two CPT soundings should be completed in each of the two test areas to verify the effectiveness of the soil densification. Once the indicator program is complete, the ground improvement program can be finalized.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
<u>Mat Foundations</u> Due to the soft, variable nature of the site soils and the potential for seismic-induced ground movement, a structural mat foundation is recommended for the building foundation. The proposed soil improvement will reduce but not eliminate all potential variability in ground support for building foundations. Earth Systems Southern California (ESSC) recommends that any building or structure constructed on this site be designed to at least the minimum standards for Seismic Zone 4, as designated by the 2001 edition of the California Building Code (CBC). • The mat shall be either conventionally reinforced or consist of a post-tensioned slab system. Specific criteria for post-tensioned slab design shall be	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
provided by the project geotechnical engineer if a post-tensioned system is selected. • The mat foundation for the proposed structure shall be supported by improved ground. • An allowable "net" bearing capacity of 1,500 pounds per square foot (psf) shall be utilized for dead and sustained live loads for design of the mat foundation. This value is a "net" value that includes the compensation for soil removal assuming a minimum five-foot deep parking basement. This value shall be increased by 1/3 when considering transient loads such as earthquake or wind forces. • The mat slab shall be at least six inches thick and shall include a perimeter beam extending a minimum of 24 inches below finished adjacent grade. The actual depth, width, and reinforcement requirements for the mat foundation depend on the Expansion Index of the bearing soils and shall be specified by the structural engineer. • The mat foundation shall be designed to accommodate differential movement of up to 1.5 inches in a 30-foot span (1:240 distortion ratio). • Resistance to lateral loading may be provided by friction acting along the mat foundation base. A coefficient of friction of 0.35 shall be used for concrete foundations on site soils that have been "improved." This value includes a safety factor of 1.5. • Additional resistance to lateral loading may be provided by passive earth pressure acting against the sides of foundations or grade beams. Based on the presence of "improved" soils around the perimeter of the proposed building, the passive pressure is estimated to be 350 Z PSF, where Z = Depth (in feet) below the finished ground elevation. In passive pressure calculations, the upper one-foot of soil shall be subtracted from the depth, Z, unless confined by						

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
pavement or slab. The resisting pressure provided is an ultimate value. An appropriate factor of safety shall be used for design calculations (minimum of 1.5 recommended).						
• The excavation for the mat foundation shall be cleaned of all loose or unsuitable soils and debris prior to placement of concrete. Soil generated from the foundation excavations shall not be placed below the mat slab unless properly moisture conditioned and compacted.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
Building Foundation Piles • Building foundation piles, if used, shall consist of precast, prestressed reinforced concrete driven piles. The piles may be round or square in cross-section. It is anticipated that piles would need to be at least 24-inches in diameter or square dimension. • Building piles shall be embedded a minimum of 15-feet into dense sand (minimum tip depth of at least 60 ft below exist grade in the southerly part of the site). The actual total pile length and embedment may vary depending upon the requirements of the structural engineer and the results of the pile driving analysis (ie. evaluation of pile driving blow counts). • In general, the pile driving criteria provided by the Engineering News Record (ENR) formula (Public Works, 2000) shall be satisfied for the last one foot of pile driving. If the required driving resistance is not achieved at the design depth, the pile may be allowed to "set" overnight and then driven an additional foot. If the required driving resistance is still not achieved, the pile may be lengthened or additional piles may be installed in accordance with the recommendations of the geotechnical and structural engineers. • The axial load carrying capacities of the foundation piles will depend on the final pile size and embedment depth selected. Deeper exploration of the site and further analysis of pile capacities would be necessary	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
to provide allowable pile capacities. Preliminarily, skin friction for piles embedded below the lowest liquefying layer may be assumed to be approximately 0.9 tons per square foot (tsf). Down-drag forces of at least 0.5 tsf must be applied to all portions of the piles above the lowest liquefying soil layer. • The lateral load carrying capacity of foundation piles will be a function of the depth of liquefying soil at each pile location and the anticipated depth of lateral soil movement due to lateral spreading. Resistance to lateral movement can be provided by passive soil pressure below the lowest liquefying soil layer. Passive pressure may be taken as 500 pounds per square foot per foot of depth in firm soil below the liquefying layers. Driving lateral earth pressures must be applied to the portions of the piles within the depths where lateral spreading is anticipated. Specific lateral pile capacity calculations can be provided if pile foundations are selected for the project. • The design mix for the concrete to be used in the pile construction shall be established and approved by the structural engineer prior to the time of construction. Concrete compression tests shall be performed during pile casting in accordance with applicable codes or requirements of the structural engineer. Inspection by qualified personnel shall be provided during the pile casing and/or reinforcement placing and tensioning. • An indicator pile program shall be conducted for both proposed buildings prior to installation of the building foundation piles. The indicator pile program shall include a minimum of ten piles. The indicator piles shall have the same cross-section and consist of the same construction as the piles selected for the building foundation and may be used as final building foundation piles ("production piles"). The indicator piles shall be located at points distributed approximately uniformly across the two building						

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
footprints. The indicator piles shall be a minimum of 60 feet in length (as delivered to the site) and shall be driven to a minimum embedment of 15 feet into the dense sand below the lowest liquefying soil layer. • At least the first indicator pile shall be driven with no pre-boring. Pre-boring up to 3/4 of pile cross sectional area will be permitted for subsequent piles if necessary to achieve minimum embedment depth. The axial pile capacity for the last two feet of driving must be calculated based on blow counts to at least the required axial design load for the pile. • The geotechnical engineers, or their representatives, shall be present during the installation of all pile foundations. This is to observe pile driving conditions and help identify variations in soil conditions that may require additional evaluation of the foundation criteria in this report. • Piles in groups or rows shall be driven alternately before driving an adjacent pile. • Driven piles shall not be more than two percent from the plumb position.						
Retaining Walls The following lateral earth pressures shall be used in the design of the proposed basement (partial subterranean parking level) retaining walls, or similar structures at the site (Refer to Section IV.A of this EIR for equivalent fluid earth pressures table).	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The basement (partial subterranean parking level) retaining walls shall be supported by the structural mat foundation as recommended herein.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The surcharge considered shall include the loads from any structures or vehicle traffic within a distance approximately equal to the height of the retaining wall.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
• Backfill immediately behind any retaining structure shall be a free-draining granular material. Comments on the characteristics of import soils shall be given by the geotechnical consultant after the material is on the project, either in place, or stockpiled in adequate quantities to complete the project.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Backfill behind retaining walls shall be with soils that have been properly moisture conditioned to approximately optimum moisture content and uniformly compacted to at least 90 percent of maximum dry density as determined by ASTM D 1557 test procedures using mechanical compaction equipment. To aid in the compaction operation, retaining wall backfill shall be placed in lifts not exceeding six inches compacted thickness.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Compaction within the area of a 1H:1V slope from the bottom of wall excavations shall be performed by hand operated compaction equipment, intended to reduce potential "locked-in" lateral pressures caused by compaction with heavy grading equipment.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Backdrains or an equivalent system of backfill drainage shall be incorporated into the retaining wall design unless the walls are designed to resist full hydrostatic pressure and properly waterproofed. Waterproofing of retaining walls shall be provided to help reduce the potential for efflorescent formation.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The final grade shall be such that all water is diverted away from the retaining wall's foundation or backfill.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
Parcel 21 Foundation Piles • Building foundation piles shall consist of precast, prestressed reinforced concrete driven piles. The piles may be round or square in cross-section. Recommendations are provided herein primarily for	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
24-inch square piles.						
• Building piles shall be embedded a minimum of 13-ft. into dense sand (minimum tip depth of approximately 45 ft. below existing grade). The actual total pile length and embedment may vary depending upon the requirements of the structural engineer and the results of the pile driving analysis (ie. evaluation of pile driving blow counts).	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• In general, the pile driving criteria provided by the Engineering News Record (ENR) formula (Public Works, 2006) shall be satisfied for the last one foot of pile driving. If the required driving resistance is not achieved at the design depth, the pile may be allowed to "set" overnight and then driven an additional foot. If the required driving resistance is still not achieved, additional piles shall be installed in accordance with the recommendations of the geotechnical and structural engineers.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The axial load carrying capacities of the foundation piles shall be determined based on the final pile size and embedment depth selected.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The lateral load carrying capacities of the foundation piles shall be determined based on the final pile size and embedment depth selected.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The design mix for the concrete to be used in the pile construction shall be established and approved by the structural engineer prior to the time of construction. Concrete compression tests shall be performed during pile casting in accordance with applicable codes or requirements of the structural engineer. Inspection by qualified personnel shall be provided during the pile casing and/or reinforcement placing and tensioning.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• An indicator pile program shall be conducted for the proposed building prior to the remainder of the	Grading/ Construction	County	Grading Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
building foundation piles. The indicator pile program shall include a minimum of six piles within each of the two building footprints. The indicator piles shall have the same cross-section and consist of the same construction as the piles selected for the building foundation and may be used as final building foundation piles ("production piles"). The indicator piles shall be located at points distributed approximately uniformly across the building footprints, except that at least one set of indicator piles shall be driven as a group of three to evaluate pile group installation. The indicator piles shall be 45 to 50 feet in length (as delivered to the site) and shall be driven to a minimum embedment of 15 feet into the dense sand (at least 15 feet below the 32-foot depth from existing grade). The indicator piles shall be driven using the same hammer that will be used for production pile installation.		Structural Engineer	Building Permit			
• At least the first indicator pile shall be driven with no pre-boring. Pre-boring up to 3/4 of pile cross sectional area shall be permitted for subsequent piles if necessary to achieve minimum embedment depth. The axial pile capacity for the last foot of driving shall be calculated based on blow counts to at least the required axial design load for the pile.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The geotechnical engineers, or their representatives, shall be present during the installation of all pile foundations. This is to observe pile driving conditions and help identify variations in soil conditions that may require additional evaluation of the foundation criteria in this report.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Piles in groups or rows shall be driven alternately before driving an adjacent pile.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Driven piles shall not be more than two percent from the plumb position.	Grading/ Construction	County	Grading Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
		Structural Engineer	Building Permit			
Retaining Walls • The walls of the subterranean portion of the proposed building shall be supported by the structural deck and building piles. Any retaining walls proposed for the project that are not structurally supported by the piles shall be supported by existing uncertified fill soils at the site and thus may experience some degree of settlement and other distress.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Lateral earth pressures for subterranean walls at the subject site include normal "static" pressures and earth pressures resulting from earthquakes and laterally spreading soils. The following "static" lateral earth pressures shall be used in the design of the proposed subterranean building walls and any other retaining walls that may be proposed at the site (Refer to Section IV.A of this EIR for equivalent fluid earth pressures with well drained backfill table).	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• For walls founded in soil rather than supported by the pile foundation system, resistance to lateral loading shall be provided by passive pressure of soil in front of the wall and by friction acting along the foundation base.	Grading/Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• For retaining walls founded in soil, passive pressures of 270 psf per foot of soil in front of the wall shall be used for unsaturated soils. For saturated soils below the water table, passive pressure of 135 psf per foot of soil may be used. The upper one-foot of soil shall be neglected for passive pressure calculations unless confined by pavement or slab.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• A coefficient of friction of 0.3 shall be used in designing concrete retaining wall foundations in site soils recompacted to approximately 90 percent of maximum dry density as determined by ASTM D 1557 test procedures, and shall be used with dead loads. This value includes a safety factor of 1.5. This	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
value used for design may be increased by 1/3 when transient loads (such as wind and seismic forces) are considered.						
• The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The surcharge considered shall include the loads from any structures or vehicle traffic within a distance approximately equal to the height of the retaining wall.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Backfill immediately behind any retaining structure shall be a free-draining granular material. Comments on the characteristics of import soils shall be given by the geotechnical consultant after the material is on the project, either in place, or stockpiled in adequate quantities to complete the project.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Backfill behind retaining walls shall be with soils that have been properly moisture conditioned to approximately optimum moisture content and uniformly compacted to at least 90 percent of maximum dry density as determined by ASTM D 1557 test procedures using mechanical compaction equipment. To aid in the compaction operation, retaining wall backfill shall be placed in lifts not exceeding six inches compacted thickness.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Compaction within the area of a 1H:1V slope from the bottom of wall excavations shall be performed by hand operated compaction equipment. This is intended to reduce potential "locked-in" lateral pressures caused by compaction with heavy grading equipment.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Back-drains, or an equivalent system of backfill drainage shall be incorporated into the retaining wall design. Proper back-drainage will minimize the potential for hydrostatic pressures behind retaining walls. In addition to back-drains, waterproofing of retaining walls is recommended to minimize moisture migration through the walls and to help reduce the	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
potential for efflorescent formation.						
• The final grade shall be such that all water is diverted away from the retaining wall's foundation or backfill.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
Seiches and Tsunamis Parcels OT and 21 **GEO-4** The applicant shall prepare emergency evacuation plans for both Parcel OT and Parcel 21, subject to the review and approval of the Fire Department.						
Noise						
N-1 Noise monitoring shall be performed by a qualified acoustician, who shall be responsible for posting notices at the construction sites describing the nature of the project and the duration and hours of construction, providing a phone number at which noise complaints may be registered, and responding to such complaints. If any violations occur, the equipment in question or barriers/shields shall be modified before pile driving or construction activities continue.	Grading/ Construction	County	Prior to Grading	County Public Works Regional Planning		
N-2 The pile driver shall be shielded through noise blankets or a temporary barrier sufficiently to meet the Los Angeles County noise ordinance levels.	Construction	County	Construction	County Public Works		
N-3 Because the repetitive noise of pile driving may be intrusive even if ordinance standards are not exceeded, the allowable hours of pile driving shall be restricted from 8 a.m. to 4:30 p.m. from Monday through Friday.	Construction	County	Construction	County Public Works		
The County of Los Angeles Ordinances requires that construction noise measured at nearby single-family residential property lines not exceed 75 dB from mobile noise sources. The construction noise standard for multi-family uses is 80 dB, and 85 dB for the adjacent hotel. This standard would be met if the following measures are implemented:						

MITIGATION MONITORING PROGRAM							
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
N-4	All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 8 a.m. to 5 p.m. Monday through Saturday and shall utilize the quietest equipment available.	Grading/ Construction Operation	County	Construction Ongoing	County Public Works Regional Planning		
N-5	All on-site construction equipment shall have properly operating mufflers. Other measures shall be implemented wherever necessary to further reduce construction equipment noise. These may include, but are not limited to, utilizing ¾-inch plywood screening on semi-stationary equipment operating under full power for more than 60 minutes within a direct line of sight to any residential bedroom window.	Grading/ Construction Operation	County	Construction Ongoing	County Public Works Regional Planning		
N-6	All construction staging and delivery areas shall be located as far away as possible from the nearest homes (for development on Parcel OT, staging shall occur away from the northwestern portions of the site; and for development on Parcel 21, staging shall occur away from the easternmost and southernmost portions of the site), and shall be scheduled to occur from the mid-morning to mid-afternoon hours.	Plan Check Grading/ Construction	County	Prior to Grading Permit Ongoing	County Public Works Regional Planning		
N-7	In order for the County interior standard of 45 dB CNEL to be met with a reasonable margin of safety, the applicant shall incorporate the use of dual-paned windows (STC=30 rated windows and/or sliding glass doors) and supplemental ventilation that includes a fresh air supply of 30 cubic feet per minute in the active seniors accommodations on Parcel OT.	Plan Check Operation	County	Prior to Building Permit	County Public Works Regional Planning		
	Construction of multiple family dwelling units requires compliance with all noise insulation requirements of the California Building Code, as applied to the project by the County Department of Building and Safety.	Construction On-going	County	Prior to Building Permit			

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
N-8 The applicant shall implement structural noise attenuation measures as required by the California Building Code. The Code requires the following noise insulation features for such units. as stated in CBC Appendix 1208A:	Construction On-going	County		County Public Works		
• Wall and floor-ceiling assemblies separating dwelling units from each other and from public spaces such as interior corridors and service areas shall provide airborne sound insulation for walls. and both airborne and impact sound insulation for floor-ceiling assemblies. Wall assemblies shall have a minimum STC rating of 50. Floor-ceiling assemblies shall have a minimum STC and IIC ratings of 50.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• Construction details for all sound- and impact-rated assemblies shall be provided on architectural plans. Laboratory test reports governing the STC and IIC ratings of these assemblies shall be specified.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• Entrance doors from interior corridors to dwelling units together with their perimeter seals shall have a minimum STC rating of 26. The 1-3/8-inch (35mm) solid core wood or 18-gauge insulated steel slab doors with resilient stop and compression seals all around, including threshold, are acceptable without other substantiating data.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• All penetrations or openings in construction assemblies for piping, electrical devices, recessed cabinets, bathtubs, soffits, or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• All rigid conduit, ducts, plumbing pipes, and appliance vents located in sound assemblies shall be sealed, lined, insulated or otherwise treated to maintain the required ratings.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• Mineral fiber insulation shall be installed in joint spaces whenever a plumbing pipe or duct penetrates a floor-ceiling assembly or where such pipe or duct passes through the plane of the floor-ceiling assembly	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
from within a wall. The insulation shall be installed to a point 12 inches (305mm) beyond the pipe or duct.						
• Combustion air and kitchen and bathroom exhaust ducts within sound separation assemblies shall be wrapped with Type "C" insulation as shown in Table No. 6-D, Uniform Mechanical Code.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• Electrical penetrations in sound-rated wall and floor-ceiling assemblies shall conform to the following (outlet box used herein is defined as a box used for receptacles, switches, surface-mounted lighting fixtures, junction points, telephones, thermostats, television uses, etc.): - Outlet box dimensions shall not exceed 6 inches (152mm) in length or width. - Only outlet boxes and ceiling exhaust fans in the bathrooms shall be permitted in walls and ceilings. All other equipment and devices including recessed fixtures, panel boards, heaters, kitchen exhaust fans, sound-producing equipment (bells, intercoms, etc.) shall not be installed in these sound-rated assemblies. - Light switches, outlet boxes and surface-mounted fixtures shall not be installed back-to-back. Plugs and switches shall be separated by 36 inches (914mm) minimum. - Surface-mounted fixtures shall be separated by 24 inches (610mm) minimum. All openings shall be caulked to ensure integrity. - Outlet boxes shall not exceed 1-1/2" (38mm) in depth so as to allow the required 2-inch (51mm) uncompressed insulation to be installed in a standard 2-inch X 4-inch (51mm by 104mm) wall. On walls of deeper dimensions, boxes of greater depths may be permitted. - Conduits or raceways (stubouts) may	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy			

MITIGATION MONITORING PROGRAM							
	Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
	penetrate the sound-rated assemblies provided the conduit is covered at the penetration point with permanently resilient sealant. - Floor-ceiling assemblies between residential areas and equipment penthouses (a/c units, etc.) shall be installed in accordance with the sound separation requirements.						
	• Floor coverings such as carpet and pad which are required as part of a sound- and impact-rated assembly shall be installed prior to final inspection and that such coverings must be retaine as a permanent part of the assembly and may be replaced only by other floor coverings which provide the required ratings. • Wall-mounted lavatories and toilets are not permitted on sound-rated walls.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy On-going	County Public Works		
N-9	Heating, ventilation, or air conditioning (HVAC) equipment on Parcel 21 shall not operate between the hours of 10 p.m. and 7 a.m., unless it is demonstrated by noise measurement that the noise level from such operation does not exceed a Leq_{50} of 45 dB at the closest residential property line.	Operation	County	Ongoing	County Public Works Regional Planning		
N-10	Although noise from the Parcel 21 parking structure is not expected to be any greater than what sensitive receivers currently experience in the project area, the applicant shall incorporate into the parking structure a design that coats the floor with a treatment or provides a swirled concrete texture that reduces tire squeal.	Construction Operation	County	Plan Check Prior to Building Permit Field Verified Prior to Occupancy	County Public Works Regional Planning		
N-11	Signage shall be posted that notifies parking structure users on Parcel 21 of possible penalties (such as reporting to the Sheriff's Department that may result in towing) for false alarms if their alarm does not comply with limits on frequency or duration of triggering an alarm.	Construction Operation	County	Plan Check Prior to Building Permit Field Verified Prior to Occupancy	County Public Works Regional Planning		

MITIGATION MONITORING PROGRAM							
	Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Water Quality							
Surface Water Quality							
WQ-1	Grading activities shall be planned during the Southern California dry season (April through October) to the extent feasible and practicable.	Grading	County	Grading Permit On-going	County Public Works Regional Planning		
WQ-2	The applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit it with the grading plan to the County of Los Angeles Department of Public Works' Land Development Division for review and approval and apply the appropriate BMPs identified. These may contain at a minimum the following items: • During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize erosion, sedimentation, and surface water contamination. • In order to intercept sediment-laden runoff generated during construction activities and trap and retain sediment, sediment basins shall be employed within the project site. • Filter fences designed to intercept and detain sediment and trash while decreasing the velocity of runoff shall be employed within project sites.	Grading/ Construction	County	Prior to Grading Permit Ongoing	County Public Works		
WQ-3	The applicant shall prepare a Drainage Concept and Standard Urban Stormwater Mitigation Plan (SUSMP) for both Parcels OT and 21, subject to review and approval by the County of Los Angeles Department of Public Works' Land Development Division. The SUSMP shall include best management practices for controlling and treating polluted runoff and removing floating solids from runoff. Any such best management practices or devices shall be incorporated as shown on the Drainage Concept as approved by the County of Los	Grading/ Construction On-going	County	Prior to Grading Permit On-going	County Public Works Regional Water Quality Control Board		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Angeles Department of Public Works, if necessary, for compliance with applicable Total Maximum Daily Loads under the Los Angeles Regional Water Quality Control Board.						
Air Quality						
Construction Period Impacts **AQ-1** The applicant shall prepare a Construction Management Plan to control fugitive dust. At a minimum, the Plan shall include the following dust control measures: • The simultaneous disturbance site should be minimized as much as possible. • The proposed project shall comply with SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM-10 emissions. A plan to control fugitive dust through the implementation of best available control measures shall be prepared and submitted to the County for approval prior to the issuance of grading permits. The plan shall specify the dust control measures to be implemented. Such measures may include but are not limited to: a) Application of soil stabilizers to inactive areas; b) Preparation of a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph; c) Stabilization of previously disturbed areas if subsequent construction is delayed; and d) Covering all stock piles with tarps.	Grading/ Construction	County	Plan Check Prior to Grading Permit. On-going	County Public Works SCAQMD		
• The project proponent shall comply with all applicable SCAQMD Rules and Regulations including Rule 403 insuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of	Grading/ Construction	County	On-going	County Public Works SCAQMD		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
fugitive dust emissions from any active operation, open storage pile or disturbed surface area visible beyond the property line of the emission source. Particulate matter on public roadways is also prohibited. • Adequate watering techniques shall be employed to mitigate the impact of construction-related dust particulates. Portions of the site that are undergoing surface earth moving operations shall be watered such that a crust will be formed on the ground surface, and then watered again at the end of each day. Watering of exposed surfaces and haul roads three times/day is recommended. • Any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil. • Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned after each work day. The maximum vehicle speed on unpaved roads shall be 15 mph. • Grading operations shall be suspended during any first stage ozone episodes.						
AQ-2 The applicant shall prepare a Construction Management Plan to control vehicle and equipment emissions during construction. At a minimum, the Plan shall incorporate the following mitigation measures: Construction parking shall be configured to minimize the potential for traffic interference and vehicle idling. • Any construction equipment using direct internal combustion engines shall use a diesel fuel with a	Grading/ Construction	County	Prior to Grading Permit On-going	County Public Works SCAQMD		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
maximum of 0.05 percent sulfur and a four-degree retard. • Equipment and vehicle engines shall be maintained in good condition and in proper tune, according to manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. 90 day Low NOx tune-ups shall be required for off-road equipment. • Tier 3 rated engines shall be used for all equipment during site grading, if available. • Equipment whose engines are equipped with diesel oxidation catalysts shall be utilized, if available. • Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through-traffic lanes. Construction operations that may affect traffic flow on the arterial system shall be limited to off-peak hours, as permitted. • Truck deliveries occurring during construction shall be consolidated to the extent feasible. • Idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes as required by law. • On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that such equipment is not available or its use is not cost-competitive. • All building construction shall comply with energy use guidelines in Title 24 of the California Code of Regulations. • To the extent that such measures are economically feasible/cost • competitive, the applicant shall incorporate the following practices: – Utilizing electricity from power poles in place of temporary diesel or gasoline-powered generators;						

MITIGATION MONITORING PROGRAM							
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	– Utilizing methanol or natural gas-powered mobile equipment and pile drivers in place of diesel; and – Utilizing propane or butane-powered on-site mobile equipment in place of gasoline. • Construction equipment operations shall be suspended during any second stage smog alert.						
Biota							
BIO-1	Tree removal shall be performed between the dates of August 1 through January 31 to avoid the nesting bird season. Should this not be feasible, a qualified biologist shall conduct a thorough examination of the tree to determine whether nesting birds are present, and if found, the status of the nest shall be noted. The nest survey shall take place not more than three days (72 hours) prior to the planned removal. If nesting birds are present, the biologist shall prepare a recommendation, which may include a delay of the removal until such time that nesting has been completed. The recommendation of the biologist shall be communicated to the local CDFG Agent for approval and consent prior to removal of the tree(s).	Grading/ Construction	County Monitoring Biologist	Prior to Grading On-going	County Public Works County Regional Planning		
Cultural Resources							
<u>Prehistoric and Historic Archaeological Resources</u> **CUL-1**	During the removal of asphalt paving and subsequent grading of the sites, the sites shall be monitored by a qualified archaeological monitor. The archaeological monitor shall also be accompanied by a Native American Monitor to be selected from the Native American Heritage Commission approved list for this area. Should evidence of any prehistoric or historic resources be uncovered, including Native American resources, the archeologist must be notified and work in the find area shall cease until the monitor arrives. The State Historic Preservation Office and Los Angeles	Demolition/ Grading/ Construction	County Archaeological Monitor	On-going	County Regional Planning		

MITIGATION MONITORING PROGRAM							
	Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
	County Department of Regional Planning shall also be notified if such resources are uncovered. The archeological monitor shall have the authority to halt any activities adversely impacting potentially significant archeological resources, while the find is evaluated in accordance with CEQA criteria for significance.						
CUL-2	Should evidence of any prehistoric or historic archaeological resources be uncovered, a Phase II evaluation must be conducted in accordance with Section 15064.5(f) of the CEQA Guidelines.	Grading/ Construction	County Archaeological Monitor	On-going	County Regional Planning		
CUL-3	Following §30116(d) of the Coastal Act, any cultural resource found in the portion of the LCP study area planned for development shall be collected and maintained at the Los Angeles County Museum of Natural History or other appropriate location as otherwise provided by State law.	Grading/ Construction	County	On-going	County Regional Planning		
CUL-4	Should human remains be discovered during the removal of asphalt paving and subsequent grading of the sites, the County Coroner shall be contacted and permitted access to the site for preliminary identification of the remains. Preservation and disposition of the remains shall be conducted in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the remains are found to be of Native American origin, the Native American Heritage Commission must be notified and permitted to identify the Most Likely Descendant (MLD), and, in consultation with the proponent and archaeological monitor, determine the appropriate disposition of the remains, as stated in Section 15064.5(d) of the CEQA Guidelines.	Grading/ Construction	County Archaeological Monitor	On-going	County Regional Planning County Coroner Native American Heritage Commission		
CUL-5	As part of the Coastal Development Permit application involving disturbance of native soils or vegetation, including but not limited to excavation, pile driving or grading, the applicant shall provide	Grading/Cons truction	County Archaeological Monitor		County Regional Planning Office of State Historic		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
evidence that they have notified the Office of State Historic Preservation and the Native American Heritage Commission of the location of the proposed grading, the proposed extent of the grading, and the dates on which the work is expected to occur.				Preservation Native American Heritage Commission		
CUL-6 Should an Archaeological Recovery Program be warranted, it shall require a Coastal Development Permit consistent with the provisions of the certified Marina del Rey LCP.	Grading/Construction	County Archaeological Monitor	Completion of the Recovery Program	County Public Works Regional Planning		
Visual Resources						
Light and Glare **VIS-1** The applicant shall develop and submit a Lighting Plan for the proposed project for County of Los Angeles review and approval. The Lighting Plan shall include the following features, at a minimum: • Exterior lighting shall consist of low intensity, shielded, hooded fixtures and shall be directed downward or toward the area to be illuminated, so that backscatter to the nighttime sky is minimized and light trespass outside the project boundary is prevented. • Outdoor flood lamps shall not be used to provide architectural highlight or accent lighting. • Lighting used to provide for public safety along exterior pedestrian walkways shall consist of low level positioned lights that are specifically aimed at key walkway points and screened by lens-covering light grills to eliminate potential glare effects.	Plan Check Operations	County	Prior to Building Permit	County Public Works Regional Planning		
Traffic/Access						
Construction Period Impacts **TA-1** Traffic Control Plans for both Parcel OT and Parcel 21 shall be submitted to the County of Los Angeles Department of Beaches and Harbors and the County of Los Angeles Department of Public Works Traffic	Grading/ Construction	County	Prior to Grading Permit	County Department of Beaches and Harbors County Public Works - Traffic and Lighting Division		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
and Lighting Division for review and approval. The Traffic Control Plans shall designate haul routes for construction-related vehicles, the location of access to the construction site, and staging and parking areas for workers and equipment. The Plans shall also specify the permitted hours of construction, methods of safeguarding traffic flow, methods of re-routing or detouring traffic if necessary, and the placement/utilization of traffic control devices (including signs, flashing arrows, traffic cones and delineators, barricades, flaggers, temporary modifications to existing signals and signal timing, etc.), as necessary. Further, the Plans shall address the provision of signage for alternative pedestrian and bicycle access routes where affected, coordination with emergency service providers, and coordination with pubic transit providers (such as the MTA, LADOT Commuter Express, and Culver City Bus). The Plans shall include the MTA telephone number (213-922-4632) of the Metro Bus Operations Control Special Events Coordinator that the contractor shall contact for construction coordination outreach efforts						
Cumulative Traffic/Access Impacts For the intersections of Admiralty Way at Via Marina, Admiralty Way at Palawan Way, and Admiralty Way at Bali Way: **TA-2** Pursuant to the Marina del Rey Specific Plan Transportation Improvement Program (TIP), the applicant shall provide a "fair share" contribution toward the funding of Category 1 (local Marina) and Category 3 (regional) roadway improvements, based on the amount of project PM peak hour trips. [As the County's traffic mitigation fee structure is currently $5,690 per PM peak hour trip, the proposed project shall be required to pay $170,700 in trip mitigation fees, based on the expected project	Plan Check	County	Prior to Building Permit	County Public Works Regional Planning		

MITIGATION MONITORING PROGRAM							
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	trip generation of 30 net new PM peak hour trips, with a portion of these fees being designated toward the Category 3 (regional) transportation improvements].						
	For the intersections of Washington Boulevard at Palawan Way, Washington Boulevard at Ocean Avenue/Via Marina, and Admiralty Way at Mindanao Way:	Plan Check	County	Prior to Building Permit	County Public Works Regional Planning		
TA-3	The applicant shall contribute "fair share" funding to provide 1) a new traffic signal at the intersection of Washington Boulevard and Palawan Way, 2) realignment at the south leg of the intersection to reduce the angle of the northbound right-turn only lane for a more perpendicular approach in addition to northbound dual left-turn lanes, and 3) two northbound left-turn lanes onto westbound Washington Boulevard and an exclusive right-turn lane (add a second left-turn). The proposed project shall contribute 3.8 percent of the impact at this location. While cost estimates for this improvement are currently being finalized, they are estimated to be $332,500, with a project responsibility of $12,635.						
TA-4	The proposed project shall contribute "fair share" funding to either 1) a second southbound left-turn lane at the Admiralty Way at Mindanao Way intersection or 2) the conversion of the shared left-turn/through lane to a shared through/left-/right-turn lane on the westbound approach to the Admiralty Way at Mindanao Way intersection with optimization of signal operation at adjacent intersections at this intersection when plans are finalized by the applicable discretionary agencies.	Plan Check and/or Construction	County	Prior to Building Permit	County Public Works Regional Planning		
TA-5	The proposed project shall dedicate the necessary right of way for the future widening of Admiralty Way as well as an eight-foot sidewalk along the project frontage on Admiralty Way.	Plan Check	County	Prior to Grading Permit	County Public Works Regional Planning		

MITIGATION MONITORING PROGRAM							
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
Utilities (Water Supply)							
Water Demand							
WS-1	The applicant shall prepare a landscape plan that meets all provisions of Title 26 of the Los Angeles County Code, Chapter 71, Water Efficient Landscaping.	Plan check and construction	County	Prior to Grading Permit	County Public Works		
WS-2	The applicant shall incorporate into the building plans water conservation measures as outlined in the following: • State of California Health and Safety Code Section 17921.3, requiring low-flow toilets and urinals; • Title 24, California Administrative Code, which establishes efficiency standards for shower heads, lavatory faucets, and sink faucets, as well as requirements for pipe insulation that can reduce water used before hot water reaches equipment or fixtures; and • Government Code Section 7800, which requires that lavatories in public facilities be equipped with self-closing faucets that limit the flow of hot water.	Building Plan check, Construction and Operation	County	Prior to Building Permit	County Public Works		
WS-3	The applicant shall adhere to the conditions of the Los Angeles County Waterworks District "will serve" letters issued for Parcel OT and Parcel 21, including, but not limited to, the payment of connection fees and implementation of water system improvements, if necessary.	Plan approval and Construction	County	Prior to Utility Plan approval Prior to Building Permit	County Public Works		
WS-4	The construction of on-site facilities shall meet all health and safety codes, and all domestic water service meter and fire protection connections shall have a backflow device to prevent contamination of the public water system.	Plan approval and Construction	County	Prior to Utility Plan approval Prior to Building Permit	County Public Works		
WS-5	The District has prepared a water main relocation and expansion plan for the 14-inch water main that currently traverses Parcel OT. Prior to issuance of the grading permit for the proposed project, the upsized water main shall be installed and operational on Parcel OT, unless the water main upsizing is to	Prior to Grading Permit	County	Prior to Grading Permit	County Public Works		

MITIGATION MONITORING PROGRAM							
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	be constructed and made operational as a part of the proposed project. The applicant shall be responsible for costs associated with relocating the water main on Parcel OT or compensating the District for such incurred costs.						
WS-6	The applicant shall complete the following tasks, for review and approval by the County of Los Angeles Fire Department: *Parcel OT* Prepare a Fire Safety Plan; Verify and perform Fire Flow Availability tests on 1) the nearest existing public fire hydrant on Admiralty Way (Los Angeles County Waterworks), and 2) the nearest existing public fire hydrant on Washington Boulevard (District); Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne; and Submit an original Fire Flow Availability Form (196). *Parcel 21* Prepare a Fire Safety Plan; Verify the nearest existing public fire hydrant to the property; Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne; and Submit an original Fire Flow Availability Form (196).	Water /Utility Plan Approval Building Permit approval for architectural plans. On-going	County	Water/Utility Plan Check Prior to Building Permit	County Public Works County Fire Department		
W-7	Prior to issuance of the grading permit for the proposed project, the water main infrastructure in Panay Way shall be replaced with a water main that is up to 18 inches in diameter and operational in order to meet the fire flow demand of the project on Parcel 21.	Grading / Construction	County	Prior to Grading Permit	County Public Works		

MITIGATION MONITORING PROGRAM							
	Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Environmental Safety							
ES-1	The applicant shall adhere to all applicable County, State, and Federal guidelines regarding the handling, excavation, disposal, and/or remediation of soils classified as hazardous waste, which may include, but not be limited to, the development and implementation of a Soil Management Work Plan (SMWP) for the project, as well as correspondence with the Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances Control (DTSC) to determine the level of any necessary remediation efforts.	Grading / Construction	County	Prior to Grading Permit On-going	County Public Works		
ES-2	In the event that previously unidentified waste or debris is discovered during construction/grading activities, and the waste or debris is believed to involve hazardous waste or materials, the contractor shall: immediately stop work in the vicinity of the suspected contaminant; remove workers and the public from the area; notify the resident inspector; secure the area as directed by the resident inspector; and notify the County of Los Angeles Hazardous Waste/Materials Coordinator and the Fire Department. Work in the affected area shall cease until the proper approval is granted by the appropriate governmental oversight agency and a work plan is implemented, if necessary.	Grading / Construction	County	During Grading	County Public Works		
Parcel OT Methane Concentrations		Construction	County	Prior to Building Permit Prior to Occupancy	County Public Works		
ES-3	The applicant shall install a passive ventilation system beneath the building foundation system on Parcel OT. The sub-slab vent system typically consists of four-inch diameter perforated polyethylene piping installed within 12-inch deep gravel-filled trenches beneath the building. These vent lines are normally spaced no more than 20 to 30 feet apart in order to effectively ventilate the subgrade beneath the building. The sub-slab vent lines are connected to vent risers installed within the						

MITIGATION MONITORING PROGRAM							
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	building walls. As with typical sanitary sewer vent lines, the methane vent risers terminate above the roofline of the building. A dewatering system shall be required if the methane vent lines are less than one foot above the historic high groundwater level at the site.						
ES-4	The applicant shall install a gas membrane beneath the building foundation system of Parcel OT. The sub-slab gas barrier typically consists of a continuous Liquid Boot™ membrane installed beneath the floor slab of the building. This membrane has a minimum required thickness of 100-mills (0.10 inch). Gas tight seals are required at all locations where utilities or conduits penetrate the membrane. At the completion of the installation, the membrane is smoke tested using a procedure developed by GeoKinetics in order to confirm its integrity.	Construction	County	Prior to Building Permit	County Public Works		
ES-5	The applicant shall install conduit seals on dry utilities servicing the building the Parcel OT. Conduit seals shall be installed on dry utility conduits (e.g. electrical, telephone, cable T.V.) that terminate on the interior of the building. These seals are intended to prevent the migration of methane through the conduits to interior areas. Also, in order to reduce the potential for methane to migrate through the sand backfill of any utility trenches, which extend up to and/or beneath the building. "dams" consisting of a lean sand/ cement/ bentonite slurry shall be installed within the trench lines at the perimeter of the building.	Construction	County	Prior to Building Permit	County Public Works		
ES-6	Upon finalization of the foundation and/or architectural plans for the structure on Parcel OT, and prior to issuance of the Grading Permit, the project subsurface methane gas consultant shall review such plans and provide further recommendations for methane gas mitigation	Construction Operation	County Methane Gas Consultant	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
measures, if necessary. Any additional recommendations by the subsurface methane gas consultant shall be adhered to by the applicant.						
Global Climate Change						
It should be noted that the project, in mitigating for traffic and air quality impacts, has been designed to incorporate many of the mitigation measures to reduce greenhouse gas emissions recommended by the scientific community. Additionally, the applicant has incorporated several measures into the project design that exceed minimum Title 24 energy conservation requirements. Among these measures are: • Installation of low NOx (nitrogen oxide) residential water heaters and space heaters; • Installation of Energy Star labeled furnaces, equipment, and appliances; • Use of water-based paint on exterior surfaces; • Use solar-assisted water heating and/or tankless hot water on demand systems if their energy efficiency is demonstrated to exceed that of a central storage tank water heating system; • Use of improved insulation and ducting; • Use of natural lighting; • Installation of energy efficient lighting and/or maximize use of low pressure sodium and/or fluorescent lighting; • Use of drought-tolerant landscaping subject to County review; • Encouragement of the use of transit, bicycling and walking by providing infrastructure to promote their use (bike paths and sidewalks); • Prohibition against the installation and use of wood burning fireplaces; and • Use of low volatile organic compound (VOC) coatings for painted surfaces.	Construction Operation	County	Building Permit Plan Check Prior to Occupancy Ongoing	County Public Works Regional Planning		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
Geotechnical Hazards						
GEO-1 The applicant shall implement the geotechnical engineering recommendations related to groundwater of the geotechnical engineer and/or others, as well as conform to all subsequent conditions that are imposed on the project and are deemed appropriate and necessary during grading, construction, and/or operation of the proposed developments at Parcel OT and Parcel 21. A summary of these recommendations follows:	Grading/ Construction Operation	County Geotechnical Engineer	Grading Permit Prior to Building Permit Prior to Occupancy	County Public Works		
Parcel OT and Parcel 21 Excavation and Dewatering *Construction* • Open, unshored, excavations above the groundwater table may be cut vertically to a maximum depth of no more than four feet. Excavations extending between four and 15 feet deep (Parcel OT) or between four and ten feet (Parcel 21) shall be shored or sloped back from the base of the excavation to at least a one and one-half horizontal to 1 vertical (1.5H:1V) slope or flatter. If excavations dry out, sloughing will occur. No excavation shall be made within a 1:1 line projected outward from the toe of any existing footing or structure.	Grading/ Construction	County Geotechnical Engineer	Grading Permit Prior to Building Permit	County Public Works		
• During the time open (unshored) excavations are open, no heavy grading equipment or other surcharge loads (i.e. excavation spoils) shall be allowed within a horizontal distance from the top of any slope equal to the depth of the excavation (both distances measured from the top of the excavation slope).	Grading/ Construction	County Geotechnical Engineer	Grading Permit Prior to Building Permit	County Public Works		
• Adequate measures shall be taken to protect any structural foundations, pavements, or utilities adjacent to any excavations.	Grading/ Construction	County Geotechnical Engineer	Grading Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
• Design and operation of any dewatering system shall be the responsibility of the contractor. However, Earth Systems Southern California Inc. suggests that a sheet-pile cutoff wall shall be used as a cutoff wall to minimize entry of groundwater into the temporary basement excavation. Alternatively, a soil-cement cutoff wall shall be used as the cutoff wall if it is also proposed as a mitigation measure for lateral spreading. Sumps, pumps, and or well points may also be necessary to remove groundwater from the basement excavation during construction. Sizing and operation of sumps and pumps or well points shall be the responsibility of the contractor.	Grading/ Construction	County Geotechnical Engineer	Grading Permit On-going	County Public Works		
Operation To minimize entry of moisture into the completed subterranean portions of the structures, a subdrain and backdrain system with sumps and sump pumps shall be utilized below the bottom floor slab and behind the retaining walls for the subterranean portions of the structure	Construction Operation	County Geotechnical Engineer	Prior to Building Permit	County Public Works		
GEO-2 The applicant shall implement the geotechnical engineering recommendations related to soil condition improvement of the geotechnical engineer and/or others, as well as conform to all subsequent conditions that are imposed on the project and are deemed appropriate and necessary during grading, construction, and/or operation of the proposed developments at Parcel OT and Parcel 21. A summary of these recommendations follows:	Grading/ Construction Operation	County Geotechnical Engineer Contractor	Grading Permit Field Verification On-going	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Parcel OT **General Site Preparation** • As the existing fill material is not suitable for use in engineered fill at the site, all strippings and debris shall be removed from the site in order to preclude their incorporation in site fill or remedial excavation backfill. Depressions resulting from such removals shall have debris and loose soils removed and filled with suitable soils placed as recommended below.	Grading/ Construction	County Geotechnical Engineer Contractor	Grading Permit Field Verification	County Public Works		
• Soils beneath any proposed traffic-bearing pavement and any exterior non-traffic bearing concrete flatwork (sidewalks, patios, walkways etc.), shall be excavated a minimum of 24 inches below the existing grade or finished subgrade, whichever is lower. The remedial excavation shall extend a minimum lateral distance of at least two feet beyond pavement edges. The bottom of the remedial excavation shall then be scarified (ripped) six inches. Suitable imported soils shall be used to replace the excavated fill, if necessary. The imported material shall be moisture conditioned to near optimum moisture content and be uniformly compacted to at least 90 percent of maximum dry density using mechanical compaction equipment. Compaction shall be verified by testing. ***It shall be understood that the new fill beneath such pavements and slabs will still be supported on at least 10 feet of non-engineered old debris fill, and as such may be subject to distress and shorter service life.***	Grading/ Construction	County Geotechnical Engineer Contractor	Grading Permit Field Verification	County Public Works		
• If necessary, import soils shall be equal to, or better than, the on-site soils in strength, expansion, compressibility, and soil chemistry characteristics. In general, import material shall be free of organic matter and harmful substances, have 100 percent passing a two inch sieve, 60 percent to 100 percent passing a #4 sieve, no more than 20 percent passing a #200 sieve, an Expansion Index less than 20, a	Grading/ Construction	County Geotechnical Engineer Contractor	Grading Plan Check Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Liquid Limit less than 35, and a Plasticity Index less than 12. If they are to be utilized, import soils shall be evaluated prior to their use. Approval of import soils shall be given only after the material is on the project, either in-place, or stockpiled in adequate quantity to complete the project. • Backfill around or adjacent to confined areas (i.e. interior utility trench excavations, etc.) shall be performed either with a lean sand/cement slurry (minimum two sacks of cement per cubic yard) or "flowable fill" material (a mixture of sand/cement/fly ash). The fluidity and lift placement thickness of any such material shall be controlled in order to prevent "floating" of any "submerged" structure.						
• Roof drainage systems for the proposed structure shall be designed so that runoff water is diverted away from any structure.	Construction Operation	County Geotechnical Engineer Contractor	Prior to Building Permit	County Public Works		
• Final site grades shall be designed and constructed so that all water is diverted away from all structures and not allowed to pond on or near pavement. Drainage devices shall be constructed to divert drainage from the project site.	Grading/ Construction Operation	County Geotechnical Engineer Contractor	Grading Plan Check Prior to Building Permit On-going	County Public Works		
Slab-on-Grade Construction • Any exterior building concrete slab-on-grade construction shall be supported by compacted soils. A minimum of four inches of compacted sand or gravel shall be placed over the finished compacted subgrade prior to placing concrete. This granular material shall be moisture conditioned to near optimum moisture content and uniformly compacted using mechanical compaction equipment.	Grading/ Construction	County Geotechnical Engineer Contractor	Grading Plan Check Prior to Building Permit	County Public Works		
• Reinforcement of slab-on-grade construction is contingent upon the structural engineer's recommendations and the Expansion Index of the	Grading/ Construction	County Geotechnical Engineer	Grading Plan Check	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
supporting soils. Since the mixing of fill soils with native soils could change the Expansion Index, additional tests shall be conducted during rough grading to determine the expansion characteristics of the new subgrade soils. Structural mat and post-tensioned slabs shall be designed as outlined below. All exterior concrete slab-on-grade construction shall be reinforced with at least #4 bars on 16-inch centers, each way. Reinforcement shall be placed at mid-depth of the slab. Additional reinforcement may be required once the final expansion potential of the subgrade soils is known. Actual reinforcement requirements will be dependent on the Expansion Index of the bearing soils, applicable sections of the governing building code, and requirements of the structural engineer.		Structural Engineer	Prior to Building Permit			
• Cracks that develop in concrete slab-on-grade shall be filled and sealed prior to placing floor coverings. Frequent control joints shall be incorporated into the slab construction, particularly in the areas of re-entrant corners, to help control cracking.	Construction	County	During Building Inspection Prior to Occupancy	County Public Works		
• In areas of moisture sensitive floor coverings, an appropriate vapor retarder shall be installed in order to minimize vapor transmission from the subgrade soil to the slab. The vapor retarder shall be centered within the four-inch thick sand layer. The vapor retarder shall be evaluated for holes and/or punctures, and the edges overlapped and taped, prior to placement of sand. Any holes or punctures observed shall be properly repaired. The retarder shall be covered with two inches of sand to help protect it during construction. The sand shall be lightly moistened and densified just prior to placing the concrete.	Grading/ Construction	County Geotechnical Engineer	During Building Inspection Prior to Occupancy	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
• Relatively impervious floor coverings (i.e. vinyl, linoleum, etc.) that cover concrete slab-on-grade may block the passage of moisture vapor through the concrete slab, which could result in damage to the floor covering. After the concrete slab has sufficiently cured, the concrete slab surface shall be sealed with a commercial sealant prior to placing the floor covering. The compatibility, and recommendations for placing of the concrete sealer, mastic, and floor covering shall be verified by the floor covering manufacturer prior to sealing the concrete or placing of the floor covering.	Construction	County	Building Permit Plan Check Verified at Inspection Prior to Construction	County Public Works		
• The proposed exterior perimeter slabs (sidewalks, patios, walkways, etc.) shall be designed to be relatively independent of foundation stems (free-floating) to help mitigate cracking due to foundation settlement and/or expansion.	Construction	County	Building Permit Plan Check Verified at Inspection Prior to Construction	County Public Works		
• Subgrade soils for all concrete flatwork shall be moisture conditioned to near optimum moisture content within 24 hours prior to placement of concrete. Measures shall be taken to maintain optimum moisture until concrete is placed. Actual depths of pre-moistening shall be dependent upon the actual Expansion Index of the subgrade soils.	Grading/ Construction	County Geotechnical Engineer	Grading Plan Check Building Permit Plan Check Verified at Inspection Prior to Construction	County Public Works		
Parcel 21 General Site Preparation • Much of the soil within the building footprints is very loose and soft, and the foundation excavations are expected to penetrate to a depth near or below the groundwater table elevation. Therefore, to provide a firm working surface for pile driving and	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Building Permit Plan Check Verified at Inspection Prior to Construction	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
construction of the pile caps and structural deck, a layer of gravel, at least one-foot thick, shall be placed at the base of the excavation for each building footprint.						
• Soils beneath any proposed traffic-bearing flexible pavement and non-traffic-bearing flatwork (sidewalks, walkways, patios, etc.) outside the building footprints, shall be excavated a minimum of 24 inches below the existing grade or finished subgrade, whichever is lower. These remedial excavations shall extend a minimum lateral distance of at least two feet beyond the pavement edges. The bottom of the remedial excavation shall then be scarified (ripped) six inches. The scarified and excavated soils shall be moisture conditioned to near optimum moisture content and be uniformly compacted to at least 90 percent of maximum dry density using mechanical compaction equipment. Compaction shall be verified by testing. The purpose of this recommendation is to provide minimum subgrade support to attain minimum life for the proposed pavements and flatwork. ***It shall be understood that, the entire site is underlain by at least 17 feet of poorly compacted uncertified fill and the proposed pavements and flatwork may experience settlement and other distress sooner and to a greater degree than pavements and flatwork supported by a full depth of structural fill.***	Grading/ Construction	County Geotechnical Engineer	Grading Permit Plan Check Building Permit Plan Check Verified at Inspection Prior to Construction	County Public Works		
• If used, any import soils shall be equal to, or better than, the on-site soils in strength, expansion, compressibility, and soil chemistry characteristics. In general, import material shall be free of organic matter and harmful substances, have no more than 20 percent passing a #200 sieve, and an Expansion Index less than 20. Import soils shall be evaluated prior to their use, but will not be prequalified by the geotechnical consultant. Approval of import soils	Grading/ Construction	County Geotechnical Engineer	Grading Plan Check Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
shall be given only after the material is on the project, either in-place, or stockpiled in adequate quantity to complete the project.						
• Backfill around or adjacent to confined areas (i.e. interior utility trench excavations, etc.) shall be performed with a lean sand/cement slurry (minimum two sacks of cement per cubic yard) or "flowable fill" material (a mixture of sand/cement/fly ash). The fluidity and lift placement thickness of any such material shall be controlled in order to prevent "floating" of any "submerged" structure.	Grading/ Construction	County	Prior to Building Permit	County Public Works		
• Roof drainage systems for the proposed structures shall be designed so that runoff water is diverted away from any structure.	Construction Operation	County	Building Permit Plan Check Prior to Occupancy On-going	County Public Works		
• Final site grades shall be designed and constructed so that all water is diverted away from all structures and not allowed to pond on or near pavement. Drainage devices shall be constructed to divert drainage from the project site.	Grading/ Construction	County	Prior to Grading Permit Prior to Building Permit	County Public Works		
Temporary Shoring • The proposed partial subterranean parking level excavation will be approximately five to seven feet deep and may be adjacent to at least one property line. Temporary shoring may be necessary to support the excavation during construction. The shoring shall consist of temporary sheet pile or steel panels, a soldier pile and lagging type system, or similar temporary shoring system. The shoring shall be cantilevered.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Cantilevered, shoring shall be designed to resist active lateral earth pressures of 40Z pounds per square foot (psf) per foot of depth, where Z = Depth (in feet) measured below the top of the retained	Grading/ Construction	County Geotechnical Engineer		County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
ground surface behind the shoring. This value is based on level ground behind the shoring.		Structural Engineer				
• The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The surcharge considered shall include the loads from any other structures or vehicle traffic within a distance at least equal to the height of the shoring. This includes the surcharge from the weight of the existing south property-line wall if this wall is to be preserved in place. Surcharge effects for cantilevered shoring shall be computed assuming active earth pressure conditions using a pressure coefficient of 0.4.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Lateral resistance for temporary shoring sheet piles or soldier piles founded in native site soils shall be assumed to be provided by passive pressure below the bottom of the excavation. As discussed above, the excavation depth is expected to be approximately seven feet below the existing ground surface. The passive pressure for temporary sheet piles or soldier piles may be taken as 250D pounds per square foot (psf) per foot of depth for unsaturated soils, where D = Depth (in feet) measured below the bottom of the excavation. For saturated soils below the water table, passive pressure of 135 psf per foot of soil may be used. This resisting pressure is an ultimate value. An appropriate factor of safety shall be used for design calculations (minimum of 1.5 recommended). The effective width of soldier piles for passive pressure calculations shall be taken as up to three times the actual pile width.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
• If soldier piles are used, exposed soils between soldier piles shall be supported by lagging and backfilled or supported through the use of reinforced gunite designed to prevent soil movement. All timber lagging to be left in the ground shall be pressure treated in accordance with Standard Specifications for Public Works Construction, Section 204-2.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
GEO-3 The applicant shall implement the geotechnical engineering recommendations related to secondary seismic hazards (liquefaction, ground subsidence, and lateral spreading) of the geotechnical engineer and/or others, as well as conform to all subsequent conditions that are imposed on the project and are deemed appropriate and necessary during grading, construction, and/or operation of the proposed developments at Parcel OT and Parcel 21. A summary of these recommendations follows:	Grading/ Construction Operation	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit On-going	County Public Works		
Parcel OT <u>Soil Improvement</u> • There are a variety of methods that can be used for soil improvement to minimize liquefaction potential. For this site, the Earth Systems Southern California (ESSC) recommends: a) a combination of a soil-cement cutoff wall around most or all of the site perimeter and stone columns for soil densification and excess pore water pressure relief, or b) a cellular pattern of soil-cement cutoff walls to both mitigate the lateral spreading issue and to provide support for a mat-type foundation system.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
• It should be understood that if it is intended to leave some of the existing fill in place, soil improvement of that type of debris-filled irregular material may be difficult and may not result in adequate support for a mat foundation. Consideration shall be given to doing complete removal of the existing fill and replacement to the proposed mat foundation elevation with imported granular engineered fill.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• At a minimum, a soil-cement cutoff wall shall be installed along the easterly site boundary (adjacent to the lagoon) to mitigate the potential for lateral spreading. The cutoff wall shall be at least 30 feet deep to fully contain the soils with potential for lateral movement. Soil-cement cutoff walls shall also be installed around the remaining portions of the site perimeter for temporary excavation support and groundwater control. Additionally, if stone columns are not used, some soil-cement cutoff walls are recommended in the interior of the building footprint for form a "cellular" pattern for soil containment and support of a mat foundation.	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Soil-cement cutoff walls shall consist of overlapping "cylinders" of soil mixed in place at depth with Portland cement or other suitable cemetitious materials. The specific soil cement mix design shall be provided by a qualified ground improvement contractor under the review of the project geotechnical engineer.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Stone columns shall be installed on a grid pattern to cover the building footprint plus at least 10 feet laterally beyond the building footprint. The exact spacing and depth of the stone columns is dependent on the amount of liquefying soil in a given part of the site.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
• As a preliminary estimate for the south part of the site, stone columns shall be spaced at no further than eight feet on center and should be at least 50 feet deep (below existing grade) to intersect all potentially liquefiable soil. In the northerly side of the site, stone columns shall be at least 30 feet deep to intersect the deepest liquefying layer in that area.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Stone columns shall be at least 18 inches in diameter and shall consist of relatively clean gravel placed in a "column" by means of a crane-mounted vibrator.	Grading/ Construction	County	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Wick drains (if used) shall be used to relieve excess pore pressure during stone-column installation and maximize ground densification. Wick drains shall consist of a geosynthetic drain material typically about four inches wide corrugated plastic with a filter fabric wrapping. Wick drains shall be installed to the same depth as the adjacent stone columns and are typically installed by hydraulic push methods.	Grading/ Construction	County Geotechnical Engineer		County Public Works		
• Deep soil mixed soil-cement cutoff walls, stone columns, and wick drains (if used) shall be installed by a qualified ground improvement contractor with experience in Southern California. The ground improvement contractor shall be consulted for more specific estimates of the stone column specifications and for special limitations of the ground improvement methods.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
• Confirmation testing shall be required to verify that the ground improvement has achieved the minimum soil densities and strengths necessary to adequately reduce the liquefaction potential. At least 10 CPT soundings and five soil borings with SPT samples shall be performed after installation of the stone columns (and wick drains if used) to demonstrate the "post ground improvement" soil density. Earth	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
Systems Southern California (ESSC) recommends the following tentative criteria to demonstrate adequate densification: corrected SPT blow counts (N_{160cs}) shall exceed 30 blows per foot, and CPT tip resistance (Q_{tCN}) shall exceed 160 tons per square foot (tsf) in all of the soils below the proposed building foundation that do not meet the "Chinese criteria" (clay content <15 percent or CPT Ic parameter <2.5).						
• An indicator program of soil-cement cutoff walls and stone columns is recommended at the beginning of the project (prior to full "production" of soil-cement and stone columns) to verify their effectiveness. For the indicator program, a soil-cement cutoff wall at least five feet wide by at least 20 feet long should be installed. Indicator stone columns should be installed in a 100 square foot area in the northerly part of the site and a 100 square foot area in the southerly part of the site. At least two borings with SPT samples and at least two CPT soundings should be completed in each of the two test areas to verify the effectiveness of the soil densification. Once the indicator program is complete, the ground improvement program can be finalized.	Grading/ Construction	County Geotechnical Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		
Mat Foundations Due to the soft, variable nature of the site soils and the potential for seismic-induced ground movement, a structural mat foundation is recommended for the building foundation. The proposed soil improvement will reduce but not eliminate all potential variability in ground support for building foundations. Earth Systems Southern California (ESSC) recommends that any building or structure constructed on this site be designed to at least the minimum standards for Seismic Zone 4, as designated by the 2001 edition of the California Building Code (CBC). • The mat shall be either conventionally reinforced or consist of a post-tensioned slab system. Specific criteria for post-tensioned slab design shall be	Grading/ Construction	County Geotechnical Engineer Structural Engineer	Plan Check Prior to Grading Permit Field Verified Prior to Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
provided by the project geotechnical engineer if a post-tensioned system is selected. • The mat foundation for the proposed structure shall be supported by improved ground. • An allowable "net" bearing capacity of 1,500 pounds per square foot (psf) shall be utilized for dead and sustained live loads for design of the mat foundation. This value is a "net" value that includes the compensation for soil removal assuming a minimum five-foot deep parking basement. This value shall be increased by 1/3 when considering transient loads such as earthquake or wind forces. • The mat slab shall be at least six inches thick and shall include a perimeter beam extending a minimum of 24 inches below finished adjacent grade. The actual depth, width, and reinforcement requirements for the mat foundation depend on the Expansion Index of the bearing soils and shall be specified by the structural engineer. • The mat foundation shall be designed to accommodate differential movement of up to 1.5 inches in a 30-foot span (1:240 distortion ratio). • Resistance to lateral loading may be provided by friction acting along the mat foundation base. A coefficient of friction of 0.35 shall be used for concrete foundations on site soils that have been "improved." This value includes a safety factor of 1.5. • Additional resistance to lateral loading may be provided by passive earth pressure acting against the sides of foundations or grade beams. Based on the presence of "improved" soils around the perimeter of the proposed building, the passive pressure is estimated to be 350 Z PSF, where Z = Depth (in feet) below the finished ground elevation. In passive pressure calculations, the upper one-foot of soil shall be subtracted from the depth, Z, unless confined by						

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
pavement or slab. The resisting pressure provided is an ultimate value. An appropriate factor of safety shall be used for design calculations (minimum of 1.5 recommended).						
• The excavation for the mat foundation shall be cleaned of all loose or unsuitable soils and debris prior to placement of concrete. Soil generated from the foundation excavations shall not be placed below the mat slab unless properly moisture conditioned and compacted.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
Building Foundation Piles • Building foundation piles, if used, shall consist of precast, prestressed reinforced concrete driven piles. The piles may be round or square in cross-section. It is anticipated that piles would need to be at least 24-inches in diameter or square dimension. • Building piles shall be embedded a minimum of 15-feet into dense sand (minimum tip depth of at least 60 ft below exist grade in the southerly part of the site). The actual total pile length and embedment may vary depending upon the requirements of the structural engineer and the results of the pile driving analysis (ie. evaluation of pile driving blow counts). • In general, the pile driving criteria provided by the Engineering News Record (ENR) formula (Public Works, 2000) shall be satisfied for the last one foot of pile driving. If the required driving resistance is not achieved at the design depth, the pile may be allowed to "set" overnight and then driven an additional foot. If the required driving resistance is still not achieved, the pile may be lengthened or additional piles may be installed in accordance with the recommendations of the geotechnical and structural engineers. • The axial load carrying capacities of the foundation piles will depend on the final pile size and embedment depth selected. Deeper exploration of the site and further analysis of pile capacities would be necessary	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
to provide allowable pile capacities. Preliminarily, skin friction for piles embedded below the lowest liquefying layer may be assumed to be approximately 0.9 tons per square foot (tsf). Down-drag forces of at least 0.5 tsf must be applied to all portions of the piles above the lowest liquefying soil layer. • The lateral load carrying capacity of foundation piles will be a function of the depth of liquefying soil at each pile location and the anticipated depth of lateral soil movement due to lateral spreading. Resistance to lateral movement can be provided by passive soil pressure below the lowest liquefying soil layer. Passive pressure may be taken as 500 pounds per square foot per foot of depth in firm soil below the liquefying layers. Driving lateral earth pressures must be applied to the portions of the piles within the depths where lateral spreading is anticipated. Specific lateral pile capacity calculations can be provided if pile foundations are selected for the project. • The design mix for the concrete to be used in the pile construction shall be established and approved by the structural engineer prior to the time of construction. Concrete compression tests shall be performed during pile casting in accordance with applicable codes or requirements of the structural engineer. Inspection by qualified personnel shall be provided during the pile casing and/or reinforcement placing and tensioning. • An indicator pile program shall be conducted for both proposed buildings prior to installation of the building foundation piles. The indicator pile program shall include a minimum of ten piles. The indicator piles shall have the same cross-section and consist of the same construction as the piles selected for the building foundation and may be used as final building foundation piles ("production piles"). The indicator piles shall be located at points distributed approximately uniformly across the two building						

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
footprints. The indicator piles shall be a minimum of 60 feet in length (as delivered to the site) and shall be driven to a minimum embedment of 15 feet into the dense sand below the lowest liquefying soil layer. • At least the first indicator pile shall be driven with no pre-boring. Pre-boring up to 3/4 of pile cross sectional area will be permitted for subsequent piles if necessary to achieve minimum embedment depth. The axial pile capacity for the last two feet of driving must be calculated based on blow counts to at least the required axial design load for the pile. • The geotechnical engineers, or their representatives, shall be present during the installation of all pile foundations. This is to observe pile driving conditions and help identify variations in soil conditions that may require additional evaluation of the foundation criteria in this report. • Piles in groups or rows shall be driven alternately before driving an adjacent pile. • Driven piles shall not be more than two percent from the plumb position.						
Retaining Walls The following lateral earth pressures shall be used in the design of the proposed basement (partial subterranean parking level) retaining walls, or similar structures at the site (Refer to Section IV.A of this EIR for equivalent fluid earth pressures table).	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The basement (partial subterranean parking level) retaining walls shall be supported by the structural mat foundation as recommended herein.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The surcharge considered shall include the loads from any structures or vehicle traffic within a distance approximately equal to the height of the retaining wall.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
• Backfill immediately behind any retaining structure shall be a free-draining granular material. Comments on the characteristics of import soils shall be given by the geotechnical consultant after the material is on the project, either in place, or stockpiled in adequate quantities to complete the project.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Backfill behind retaining walls shall be with soils that have been properly moisture conditioned to approximately optimum moisture content and uniformly compacted to at least 90 percent of maximum dry density as determined by ASTM D 1557 test procedures using mechanical compaction equipment. To aid in the compaction operation, retaining wall backfill shall be placed in lifts not exceeding six inches compacted thickness.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Compaction within the area of a 1H:1V slope from the bottom of wall excavations shall be performed by hand operated compaction equipment, intended to reduce potential "locked-in" lateral pressures caused by compaction with heavy grading equipment.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Backdrains or an equivalent system of backfill drainage shall be incorporated into the retaining wall design unless the walls are designed to resist full hydrostatic pressure and properly waterproofed. Waterproofing of retaining walls shall be provided to help reduce the potential for efflorescent formation.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The final grade shall be such that all water is diverted away from the retaining wall's foundation or backfill.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
Parcel 21 Foundation Piles • Building foundation piles shall consist of precast, prestressed reinforced concrete driven piles. The piles may be round or square in cross-section. Recommendations are provided herein primarily for	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
24-inch square piles.						
• Building piles shall be embedded a minimum of 13-ft. into dense sand (minimum tip depth of approximately 45 ft. below existing grade). The actual total pile length and embedment may vary depending upon the requirements of the structural engineer and the results of the pile driving analysis (ie. evaluation of pile driving blow counts).	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• In general, the pile driving criteria provided by the Engineering News Record (ENR) formula (Public Works, 2006) shall be satisfied for the last one foot of pile driving. If the required driving resistance is not achieved at the design depth, the pile may be allowed to "set" overnight and then driven an additional foot. If the required driving resistance is still not achieved, additional piles shall be installed in accordance with the recommendations of the geotechnical and structural engineers.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The axial load carrying capacities of the foundation piles shall be determined based on the final pile size and embedment depth selected.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The lateral load carrying capacities of the foundation piles shall be determined based on the final pile size and embedment depth selected.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The design mix for the concrete to be used in the pile construction shall be established and approved by the structural engineer prior to the time of construction. Concrete compression tests shall be performed during pile casting in accordance with applicable codes or requirements of the structural engineer. Inspection by qualified personnel shall be provided during the pile casing and/or reinforcement placing and tensioning.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• An indicator pile program shall be conducted for the proposed building prior to the remainder of the	Grading/ Construction	County	Grading Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
building foundation piles. The indicator pile program shall include a minimum of six piles within each of the two building footprints. The indicator piles shall have the same cross-section and consist of the same construction as the piles selected for the building foundation and may be used as final building foundation piles ("production piles"). The indicator piles shall be located at points distributed approximately uniformly across the building footprints, except that at least one set of indicator piles shall be driven as a group of three to evaluate pile group installation. The indicator piles shall be 45 to 50 feet in length (as delivered to the site) and shall be driven to a minimum embedment of 15 feet into the dense sand (at least 15 feet below the 32-foot depth from existing grade). The indicator piles shall be driven using the same hammer that will be used for production pile installation.		Structural Engineer	Building Permit			
• At least the first indicator pile shall be driven with no pre-boring. Pre-boring up to 3/4 of pile cross sectional area shall be permitted for subsequent piles if necessary to achieve minimum embedment depth. The axial pile capacity for the last foot of driving shall be calculated based on blow counts to at least the required axial design load for the pile.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• The geotechnical engineers, or their representatives, shall be present during the installation of all pile foundations. This is to observe pile driving conditions and help identify variations in soil conditions that may require additional evaluation of the foundation criteria in this report.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Piles in groups or rows shall be driven alternately before driving an adjacent pile.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Driven piles shall not be more than two percent from the plumb position.	Grading/ Construction	County	Grading Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
		Structural Engineer	Building Permit			
Retaining Walls • The walls of the subterranean portion of the proposed building shall be supported by the structural deck and building piles. Any retaining walls proposed for the project that are not structurally supported by the piles shall be supported by existing uncertified fill soils at the site and thus may experience some degree of settlement and other distress.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Lateral earth pressures for subterranean walls at the subject site include normal "static" pressures and earth pressures resulting from earthquakes and laterally spreading soils. The following "static" lateral earth pressures shall be used in the design of the proposed subterranean building walls and any other retaining walls that may be proposed at the site (Refer to Section IV.A of this EIR for equivalent fluid earth pressures with well drained backfill table).	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• For walls founded in soil rather than supported by the pile foundation system, resistance to lateral loading shall be provided by passive pressure of soil in front of the wall and by friction acting along the foundation base.	Grading/Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• For retaining walls founded in soil, passive pressures of 270 psf per foot of soil in front of the wall shall be used for unsaturated soils. For saturated soils below the water table, passive pressure of 135 psf per foot of soil may be used. The upper one-foot of soil shall be neglected for passive pressure calculations unless confined by pavement or slab.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• A coefficient of friction of 0.3 shall be used in designing concrete retaining wall foundations in site soils recompacted to approximately 90 percent of maximum dry density as determined by ASTM D 1557 test procedures, and shall be used with dead loads. This value includes a safety factor of 1.5. This	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
value used for design may be increased by 1/3 when transient loads (such as wind and seismic forces) are considered.						
• The lateral earth pressure to be resisted by retaining shall be increased to allow for surcharge loads. The surcharge considered shall include the loads from any structures or vehicle traffic within a distance approximately equal to the height of the retaining wall.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Backfill immediately behind any retaining structure shall be a free-draining granular material. Comments on the characteristics of import soils shall be given by the geotechnical consultant after the material is on the project, either in place, or stockpiled in adequate quantities to complete the project.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Backfill behind retaining walls shall be with soils that have been properly moisture conditioned to approximately optimum moisture content and uniformly compacted to at least 90 percent of maximum dry density as determined by ASTM D 1557 test procedures using mechanical compaction equipment. To aid in the compaction operation, retaining wall backfill shall be placed in lifts not exceeding six inches compacted thickness.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Compaction within the area of a 1H:1V slope from the bottom of wall excavations shall be performed by hand operated compaction equipment. This is intended to reduce potential "locked-in" lateral pressures caused by compaction with heavy grading equipment.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
• Back-drains, or an equivalent system of backfill drainage shall be incorporated into the retaining wall design. Proper back-drainage will minimize the potential for hydrostatic pressures behind retaining walls. In addition to back-drains, waterproofing of retaining walls is recommended to minimize moisture migration through the walls and to help reduce the	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM							
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	potential for efflorescent formation.						
•	The final grade shall be such that all water is diverted away from the retaining wall's foundation or backfill.	Grading/ Construction	County Structural Engineer	Grading Permit Building Permit	County Public Works		
Seiches and Tsunamis Parcels OT and 21 **GEO-4** The applicant shall prepare emergency evacuation plans for both Parcel OT and Parcel 21, subject to the review and approval of the Fire Department.							
Noise							
N-1	Noise monitoring shall be performed by a qualified acoustician, who shall be responsible for posting notices at the construction sites describing the nature of the project and the duration and hours of construction, providing a phone number at which noise complaints may be registered, and responding to such complaints. If any violations occur, the equipment in question or barriers/shields shall be modified before pile driving or construction activities continue.	Grading/ Construction	County	Prior to Grading	County Public Works Regional Planning		
N-2	The pile driver shall be shielded through noise blankets or a temporary barrier sufficiently to meet the Los Angeles County noise ordinance levels.	Construction	County	Construction	County Public Works		
N-3	Because the repetitive noise of pile driving may be intrusive even if ordinance standards are not exceeded, the allowable hours of pile driving shall be restricted from 8 a.m. to 4:30 p.m. from Monday through Friday.	Construction	County	Construction	County Public Works		
	The County of Los Angeles Ordinances requires that construction noise measured at nearby single-family residential property lines not exceed 75 dB from mobile noise sources. The construction noise standard for multi-family uses is 80 dB, and 85 dB for the adjacent hotel. This standard would be met if the following measures are implemented:						

MITIGATION MONITORING PROGRAM							
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
N-4	All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 8 a.m. to 5 p.m. Monday through Saturday and shall utilize the quietest equipment available.	Grading/ Construction Operation	County	Construction Ongoing	County Public Works Regional Planning		
N-5	All on-site construction equipment shall have properly operating mufflers. Other measures shall be implemented wherever necessary to further reduce construction equipment noise. These may include, but are not limited to, utilizing ¾-inch plywood screening on semi-stationary equipment operating under full power for more than 60 minutes within a direct line of sight to any residential bedroom window.	Grading/ Construction Operation	County	Construction Ongoing	County Public Works Regional Planning		
N-6	All construction staging and delivery areas shall be located as far away as possible from the nearest homes (for development on Parcel OT, staging shall occur away from the northwestern portions of the site; and for development on Parcel 21, staging shall occur away from the easternmost and southernmost portions of the site), and shall be scheduled to occur from the mid-morning to mid-afternoon hours.	Plan Check Grading/ Construction	County	Prior to Grading Permit Ongoing	County Public Works Regional Planning		
N-7	In order for the County interior standard of 45 dB CNEL to be met with a reasonable margin of safety, the applicant shall incorporate the use of dual-paned windows (STC=30 rated windows and/or sliding glass doors) and supplemental ventilation that includes a fresh air supply of 30 cubic feet per minute in the active seniors accommodations on Parcel OT.	Plan Check Operation	County	Prior to Building Permit	County Public Works Regional Planning		
	Construction of multiple family dwelling units requires compliance with all noise insulation requirements of the California Building Code, as applied to the project by the County Department of Building and Safety.	Construction On-going	County	Prior to Building Permit			

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
N-8 The applicant shall implement structural noise attenuation measures as required by the California Building Code. The Code requires the following noise insulation features for such units, as stated in CBC Appendix 1208A:	Construction On-going	County		County Public Works		
• Wall and floor-ceiling assemblies separating dwelling units from each other and from public spaces such as interior corridors and service areas shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies. Wall assemblies shall have a minimum STC rating of 50. Floor-ceiling assemblies shall have a minimum STC and IIC ratings of 50.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• Construction details for all sound- and impact-rated assemblies shall be provided on architectural plans. Laboratory test reports governing the STC and IIC ratings of these assemblies shall be specified.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• Entrance doors from interior corridors to dwelling units together with their perimeter seals shall have a minimum STC rating of 26. The 1-3/8-inch (35mm) solid core wood or 18-gauge insulated steel slab doors with resilient stop and compression seals all around, including threshold, are acceptable without other substantiating data.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• All penetrations or openings in construction assemblies for piping, electrical devices, recessed cabinets, bathtubs, soffits, or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• All rigid conduit, ducts, plumbing pipes, and appliance vents located in sound assemblies shall be sealed, lined, insulated or otherwise treated to maintain the required ratings.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• Mineral fiber insulation shall be installed in joint spaces whenever a plumbing pipe or duct penetrates a floor-ceiling assembly or where such pipe or duct passes through the plane of the floor-ceiling assembly	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
from within a wall. The insulation shall be installed to a point 12 inches (305mm) beyond the pipe or duct.						
• Combustion air and kitchen and bathroom exhaust ducts within sound separation assemblies shall be wrapped with Type "C" insulation as shown in Table No. 6-D, Uniform Mechanical Code.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy	County Public Works		
• Electrical penetrations in sound-rated wall and floor-ceiling assemblies shall conform to the following (outlet box used herein is defined as a box used for receptacles, switches, surface-mounted lighting fixtures, junction points, telephones, thermostats, television uses, etc.): - Outlet box dimensions shall not exceed 6 inches (152mm) in length or width. - Only outlet boxes and ceiling exhaust fans in the bathrooms shall be permitted in walls and ceilings. All other equipment and devices including recessed fixtures, panel boards, heaters, kitchen exhaust fans, sound-producing equipment (bells, intercoms, etc.) shall not be installed in these sound-rated assemblies. - Light switches, outlet boxes and surface-mounted fixtures shall not be installed back-to-back Plugs and switches shall be separated by 36 inches (914mm) minimum. - Surface-mounted fixtures shall be separated by 24 inches (610mm) minimum. All openings shall be caulked to ensure integrity. - Outlet boxes shall not exceed 1-1/2" (38mm) in depth so as to allow the required 2-inch (51mm) uncompressed insulation to be installed in a standard 2-inch X 4-inch (51mm by 104mm) wall. On walls of deeper dimensions, boxes of greater depths may be permitted. - Conduits or raceways (stubouts) may	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy			

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
penetrate the sound-rated assemblies provided the conduit is covered at the penetration point with permanently resilient sealant. - Floor-ceiling assemblies between residential areas and equipment penthouses (a/c units, etc.) shall be installed in accordance with the sound separation requirements.						
• Floor coverings such as carpet and pad which are required as part of a sound- and impact-rated assembly shall be installed prior to final inspection and that such coverings must be retaine as a permanent part of the assembly and may be replaced only by other floor coverings which provide the required ratings. • Wall-mounted lavatories and toilets are not permitted on sound-rated walls.	Construction	County	Plan Check Prior to Building Permit Prior to Occupancy On-going	County Public Works		
N-9 Heating, ventilation, or air conditioning (HVAC) equipment on Parcel 21 shall not operate between the hours of 10 p.m. and 7 a.m., unless it is demonstrated by noise measurement that the noise level from such operation does not exceed a Leq_{30} of 45 dB at the closest residential property line.	Operation	County	Ongoing	County Public Works Regional Planning		
N-10 Although noise from the Parcel 21 parking structure is not expected to be any greater than what sensitive receivers currently experience in the project area, the applicant shall incorporate into the parking structure a design that coats the floor with a treatment or provides a swirled concrete texture that reduces tire squeal.	Construction Operation	County	Plan Check Prior to Building Permit Field Verified Prior to Occupancy	County Public Works Regional Planning		
N-11 Signage shall be posted that notifies parking structure users on Parcel 21 of possible penalties (such as reporting to the Sheriff's Department that may result in towing) for false alarms if their alarm does not comply with limits on frequency or duration of triggering an alarm.	Construction Operation	County	Plan Check Prior to Building Permit Field Verified Prior to Occupancy	County Public Works Regional Planning		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Water Quality						
Surface Water Quality						
WQ-1 Grading activities shall be planned during the Southern California dry season (April through October) to the extent feasible and practicable.	Grading	County	Grading Permit On-going	County Public Works Regional Planning		
WQ-2 The applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit it with the grading plan to the County of Los Angeles Department of Public Works' Land Development Division for review and approval and apply the appropriate BMPs identified. These may contain at a minimum the following items: • During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize erosion, sedimentation, and surface water contamination. • In order to intercept sediment-laden runoff generated during construction activities and trap and retain sediment, sediment basins shall be employed within the project site. • Filter fences designed to intercept and detain sediment and trash while decreasing the velocity of runoff shall be employed within project sites.	Grading/ Construction	County	Prior to Grading Permit Ongoing	County Public Works		
WQ-3 The applicant shall prepare a Drainage Concept and Standard Urban Stormwater Mitigation Plan (SUSMP) for both Parcels OT and 21, subject to review and approval by the County of Los Angeles Department of Public Works' Land Development Division. The SUSMP shall include best management practices for controlling and treating polluted runoff and removing floating solids from runoff. Any such best management practices or devices shall be incorporated as shown on the Drainage Concept as approved by the County of Los	Grading/ Construction On-going	County	Prior to Grading Permit On-going	County Public Works Regional Water Quality Control Board		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Angeles Department of Public Works, if necessary, for compliance with applicable Total Maximum Daily Loads under the Los Angeles Regional Water Quality Control Board.						
Air Quality						
Construction Period Impacts **AQ-1** The applicant shall prepare a Construction Management Plan to control fugitive dust. At a minimum, the Plan shall include the following dust control measures: • The simultaneous disturbance site should be minimized as much as possible. • The proposed project shall comply with SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM-10 emissions. A plan to control fugitive dust through the implementation of best available control measures shall be prepared and submitted to the County for approval prior to the issuance of grading permits. The plan shall specify the dust control measures to be implemented. Such measures may include but are not limited to: a) Application of soil stabilizers to inactive areas; b) Preparation of a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph; c) Stabilization of previously disturbed areas if subsequent construction is delayed; and d) Covering all stock piles with tarps.	Grading/ Construction	County	Plan Check Prior to Grading Permit. On-going	County Public Works SCAQMD		
• The project proponent shall comply with all applicable SCAQMD Rules and Regulations including Rule 403 insuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of	Grading/ Construction	County	On-going	County Public Works SCAQMD		

MITIGATION MONITORING PROGRAM							
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	fugitive dust emissions from any active operation, open storage pile or disturbed surface area visible beyond the property line of the emission source. Particulate matter on public roadways is also prohibited. • Adequate watering techniques shall be employed to mitigate the impact of construction-related dust particulates. Portions of the site that are undergoing surface earth moving operations shall be watered such that a crust will be formed on the ground surface, and then watered again at the end of each day. Watering of exposed surfaces and haul roads three times/day is recommended. • Any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil. • Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned after each work day. The maximum vehicle speed on unpaved roads shall be 15 mph. • Grading operations shall be suspended during any first stage ozone episodes.						
AQ-2	The applicant shall prepare a Construction Management Plan to control vehicle and equipment emissions during construction. At a minimum, the Plan shall incorporate the following mitigation measures: Construction parking shall be configured to minimize the potential for traffic interference and vehicle idling. • Any construction equipment using direct internal combustion engines shall use a diesel fuel with a	Grading/ Construction	County	Prior to Grading Permit On-going	County Public Works SCAQMD		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
maximum of 0.05 percent sulfur and a four-degree retard. • Equipment and vehicle engines shall be maintained in good condition and in proper tune, according to manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. 90 day Low NOx tune-ups shall be required for off-road equipment. • Tier 3 rated engines shall be used for all equipment during site grading, if available. • Equipment whose engines are equipped with diesel oxidation catalysts shall be utilized, if available. • Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through-traffic lanes. Construction operations that may affect traffic flow on the arterial system shall be limited to off-peak hours, as permitted. • Truck deliveries occurring during construction shall be consolidated to the extent feasible. • Idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes as required by law. • On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that such equipment is not available or its use is not cost-competitive. • All building construction shall comply with energy use guidelines in Title 24 of the California Code of Regulations. • To the extent that such measures are economically feasible/cost • competitive, the applicant shall incorporate the following practices: – Utilizing electricity from power poles in place of temporary diesel or gasoline-powered generators;						

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
– Utilizing methanol or natural gas-powered mobile equipment and pile drivers in place of diesel; and – Utilizing propane or butane-powered on-site mobile equipment in place of gasoline. • Construction equipment operations shall be suspended during any second stage smog alert.						
Biota						
BIO-1 Tree removal shall be performed between the dates of August 1 through January 31 to avoid the nesting bird season. Should this not be feasible, a qualified biologist shall conduct a thorough examination of the tree to determine whether nesting birds are present, and if found, the status of the nest shall be noted. The nest survey shall take place not more than three days (72 hours) prior to the planned removal. If nesting birds are present, the biologist shall prepare a recommendation, which may include a delay of the removal until such time that nesting has been completed. The recommendation of the biologist shall be communicated to the local CDFG Agent for approval and consent prior to removal of the tree(s).	Grading/ Construction	County Monitoring Biologist	Prior to Grading On-going	County Public Works County Regional Planning		
Cultural Resources						
Prehistoric and Historic Archaeological Resources **CUL-1** During the removal of asphalt paving and subsequent grading of the sites, the sites shall be monitored by a qualified archaeological monitor. The archaeological monitor shall also be accompanied by a Native American Monitor to be selected from the Native American Heritage Commission approved list for this area. Should evidence of any prehistoric or historic resources be uncovered, including Native American resources, the archeologist must be notified and work in the find area shall cease until the monitor arrives. The State Historic Preservation Office and Los Angeles	Demolition/ Grading/ Construction	County Archaeological Monitor	On-going	County Regional Planning		

MITIGATION MONITORING PROGRAM							
	Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
	County Department of Regional Planning shall also be notified if such resources are uncovered. The archeological monitor shall have the authority to halt any activities adversely impacting potentially significant archeological resources, while the find is evaluated in accordance with CEQA criteria for significance.						
CUL-2	Should evidence of any prehistoric or historic archaeological resources be uncovered, a Phase II evaluation must be conducted in accordance with Section 15064.5(f) of the CEQA Guidelines.	Grading/ Construction	County Archaeological Monitor	On-going	County Regional Planning		
CUL-3	Following §30116(d) of the Coastal Act, any cultural resource found in the portion of the LCP study area planned for development shall be collected and maintained at the Los Angeles County Museum of Natural History or other appropriate location as otherwise provided by State law.	Grading/ Construction	County	On-going	County Regional Planning		
CUL-4	Should human remains be discovered during the removal of asphalt paving and subsequent grading of the sites, the County Coroner shall be contacted and permitted access to the site for preliminary identification of the remains. Preservation and disposition of the remains shall be conducted in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the remains are found to be of Native American origin, the Native American Heritage Commission must be notified and permitted to identify the Most Likely Descendant (MLD), and, in consultation with the proponent and archaeological monitor, determine the appropriate disposition of the remains, as stated in Section 15064.5(d) of the CEQA Guidelines.	Grading/ Construction	County Archaeological Monitor	On-going	County Regional Planning County Coroner Native American Heritage Commission		
CUL-5	As part of the Coastal Development Permit application involving disturbance of native soils or vegetation, including but not limited to excavation, pile driving or grading, the applicant shall provide	Grading/Cons truction	County Archaeological Monitor		County Regional Planning Office of State Historic		

MITIGATION MONITORING PROGRAM							
	Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
	evidence that they have notified the Office of State Historic Preservation and the Native American Heritage Commission of the location of the proposed grading, the proposed extent of the grading, and the dates on which the work is expected to occur.				Preservation Native American Heritage Commission		
CUL-6	Should an Archaeological Recovery Program be warranted, it shall require a Coastal Development Permit consistent with the provisions of the certified Marina del Rey LCP.	Grading/Construction	County Archaeological Monitor	Completion of the Recovery Program	County Public Works Regional Planning		
Visual Resources							
Light and Glare							
VIS-1	The applicant shall develop and submit a Lighting Plan for the proposed project for County of Los Angeles review and approval. The Lighting Plan shall include the following features, at a minimum: • Exterior lighting shall consist of low intensity, shielded, hooded fixtures and shall be directed downward or toward the area to be illuminated, so that backscatter to the nighttime sky is minimized and light trespass outside the project boundary is prevented. • Outdoor flood lamps shall not be used to provide architectural highlight or accent lighting. • Lighting used to provide for public safety along exterior pedestrian walkways shall consist of low level positioned lights that are specifically aimed at key walkway points and screened by lens-covering light grills to eliminate potential glare effects.	Plan Check Operations	County	Prior to Building Permit	County Public Works Regional Planning		
Traffic/Access							
Construction Period Impacts							
TA-1	Traffic Control Plans for both Parcel OT and Parcel 21 shall be submitted to the County of Los Angeles Department of Beaches and Harbors and the County of Los Angeles Department of Public Works Traffic	Grading/ Construction	County	Prior to Grading Permit	County Department of Beaches and Harbors County Public Works - Traffic and Lighting Division		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
and Lighting Division for review and approval. The Traffic Control Plans shall designate haul routes for construction-related vehicles, the location of access to the construction site, and staging and parking areas for workers and equipment. The Plans shall also specify the permitted hours of construction, methods of safeguarding traffic flow, methods of re-routing or detouring traffic if necessary, and the placement/utilization of traffic control devices (including signs, flashing arrows, traffic cones and delineators, barricades, flaggers, temporary modifications to existing signals and signal timing, etc.), as necessary. Further, the Plans shall address the provision of signage for alternative pedestrian and bicycle access routes where affected, coordination with emergency service providers, and coordination with pubic transit providers (such as the MTA, LADOT Commuter Express, and Culver City Bus). The Plans shall include the MTA telephone number (213-922-4632) of the Metro Bus Operations Control Special Events Coordinator that the contractor shall contact for construction coordination outreach efforts						
Cumulative Traffic/Access Impacts For the intersections of Admiralty Way at Via Marina, Admiralty Way at Palawan Way, and Admiralty Way at Bali Way: **TA-2** Pursuant to the Marina del Rey Specific Plan Transportation Improvement Program (TIP), the applicant shall provide a "fair share" contribution toward the funding of Category 1 (local Marina) and Category 3 (regional) roadway improvements, based on the amount of project PM peak hour trips. [As the County's traffic mitigation fee structure is currently $5,690 per PM peak hour trip, the proposed project shall be required to pay $170,700 in trip mitigation fees, based on the expected project	Plan Check	County	Prior to Building Permit	County Public Works Regional Planning		

MITIGATION MONITORING PROGRAM							
	Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
	trip generation of 30 net new PM peak hour trips, with a portion of these fees being designated toward the Category 3 (regional) transportation improvements].						
	For the intersections of Washington Boulevard at Palawan Way, Washington Boulevard at Ocean Avenue/Via Marina, and Admiralty Way at Mindanao Way:	Plan Check	County	Prior to Building Permit	County Public Works Regional Planning		
TA-3	The applicant shall contribute "fair share" funding to provide 1) a new traffic signal at the intersection of Washington Boulevard and Palawan Way, 2) realignment at the south leg of the intersection to reduce the angle of the northbound right-turn only lane for a more perpendicular approach in addition to northbound dual left-turn lanes, and 3) two northbound left-turn lanes onto westbound Washington Boulevard and an exclusive right-turn lane (add a second left-turn). The proposed project shall contribute 3.8 percent of the impact at this location. While cost estimates for this improvement are currently being finalized, they are estimated to be $332,500, with a project responsibility of $12,635.						
TA-4	The proposed project shall contribute "fair share" funding to either 1) a second southbound left-turn lane at the Admiralty Way at Mindanao Way intersection or 2) the conversion of the shared left-turn/through lane to a shared through/left-/right-turn lane on the westbound approach to the Admiralty Way at Mindanao Way intersection with optimization of signal operation at adjacent intersections at this intersection when plans are finalized by the applicable discretionary agencies.	Plan Check and/or Construction	County	Prior to Building Permit	County Public Works Regional Planning		
TA-5	The proposed project shall dedicate the necessary right of way for the future widening of Admiralty Way as well as an eight-foot sidewalk along the project frontage on Admiralty Way.	Plan Check	County	Prior to Grading Permit	County Public Works Regional Planning		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
Utilities (Water Supply)						
Water Demand **WS-1** The applicant shall prepare a landscape plan that meets all provisions of Title 26 of the Los Angeles County Code, Chapter 71, Water Efficient Landscaping.	Plan check and construction	County	Prior to Grading Permit	County Public Works		
WS-2 The applicant shall incorporate into the building plans water conservation measures as outlined in the following: • State of California Health and Safety Code Section 17921.3, requiring low-flow toilets and urinals; • Title 24, California Administrative Code, which establishes efficiency standards for shower heads, lavatory faucets, and sink faucets, as well as requirements for pipe insulation that can reduce water used before hot water reaches equipment or fixtures; and • Government Code Section 7800, which requires that lavatories in public facilities be equipped with self-closing faucets that limit the flow of hot water.	Building Plan check, Construction and Operation	County	Prior to Building Permit	County Public Works		
WS-3 The applicant shall adhere to the conditions of the Los Angeles County Waterworks District "will serve" letters issued for Parcel OT and Parcel 21, including, but not limited to, the payment of connection fees and implementation of water system improvements, if necessary.	Plan approval and Construction	County	Prior to Utility Plan approval Prior to Building Permit	County Public Works		
WS-4 The construction of on-site facilities shall meet all health and safety codes, and all domestic water service meter and fire protection connections shall have a backflow device to prevent contamination of the public water system.	Plan approval and Construction	County	Prior to Utility Plan approval Prior to Building Permit	County Public Works		
WS-5 The District has prepared a water main relocation and expansion plan for the 14-inch water main that currently traverses Parcel OT. Prior to issuance of the grading permit for the proposed project, the upsized water main shall be installed and operational on Parcel OT, unless the water main upsizing is to	Prior to Grading Permit	County	Prior to Grading Permit	County Public Works		

MITIGATION MONITORING PROGRAM							
	Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
	be constructed and made operational as a part of the proposed project. The applicant shall be responsible for costs associated with relocating the water main on Parcel OT or compensating the District for such incurred costs.						
WS-6	The applicant shall complete the following tasks, for review and approval by the County of Los Angeles Fire Department: *Parcel OT* Prepare a Fire Safety Plan; Verify and perform Fire Flow Availability tests on 1) the nearest existing public fire hydrant on Admiralty Way (Los Angeles County Waterworks), and 2) the nearest existing public fire hydrant on Washington Boulevard (District); Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne; and Submit an original Fire Flow Availability Form (196). *Parcel 21* Prepare a Fire Safety Plan; Verify the nearest existing public fire hydrant to the property; Submit architectural plans to the Fire Prevention Engineering Division in Hawthorne; and Submit an original Fire Flow Availability Form (196).	Water /Utility Plan Approval Building Permit approval for architectural plans. On-going	County	Water/Utility Plan Check Prior to Building Permit	County Public Works County Fire Department		
W-7	Prior to issuance of the grading permit for the proposed project, the water main infrastructure in Panay Way shall be replaced with a water main that is up to 18 inches in diameter and operational in order to meet the fire flow demand of the project on Parcel 21.	Grading / Construction	County	Prior to Grading Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	Monitoring Phase	Party Responsible for Implementation	Time of Clearance	Party Responsible for Verification/ Monitoring	Sign Off	Time
Environmental Safety						
ES-1 The applicant shall adhere to all applicable County, State, and Federal guidelines regarding the handling, excavation, disposal, and/or remediation of soils classified as hazardous waste, which may include, but not be limited to, the development and implementation of a Soil Management Work Plan (SMWP) for the project, as well as correspondence with the Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances Control (DTSC) to determine the level of any necessary remediation efforts.	Grading / Construction	County	Prior to Grading Permit On-going	County Public Works		
ES-2 In the event that previously unidentified waste or debris is discovered during construction/grading activities, and the waste or debris is believed to involve hazardous waste or materials, the contractor shall: immediately stop work in the vicinity of the suspected contaminant; remove workers and the public from the area; notify the resident inspector; secure the area as directed by the resident inspector; and notify the County of Los Angeles Hazardous Waste/Materials Coordinator and the Fire Department. Work in the affected area shall cease until the proper approval is granted by the appropriate governmental oversight agency and a work plan is implemented, if necessary.	Grading / Construction	County	During Grading	County Public Works		
Parcel OT Methane Concentrations **ES-3** The applicant shall install a passive ventilation system beneath the building foundation system on Parcel OT. The sub-slab vent system typically consists of four-inch diameter perforated polyethylene piping installed within 12-inch deep gravel-filled trenches beneath the building. These vent lines are normally spaced no more than 20 to 30 feet apart in order to effectively ventilate the subgrade beneath the building. The sub-slab vent lines are connected to vent risers installed within the	Construction	County	Prior to Building Permit Prior to Occupancy	County Public Works		

MITIGATION MONITORING PROGRAM							
	Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
	building walls. As with typical sanitary sewer vent lines, the methane vent risers terminate above the roofline of the building. A dewatering system shall be required if the methane vent lines are less than one foot above the historic high groundwater level at the site.						
ES-4	The applicant shall install a gas membrane beneath the building foundation system of Parcel OT. The sub-slab gas barrier typically consists of a continuous Liquid Boot™ membrane installed beneath the floor slab of the building. This membrane has a minimum required thickness of 100-mills (0.10 inch). Gas tight seals are required at all locations where utilities or conduits penetrate the membrane. At the completion of the installation, the membrane is smoke tested using a procedure developed by GeoKinetics in order to confirm its integrity.	Construction	County	Prior to Building Permit	County Public Works		
ES-5	The applicant shall install conduit seals on dry utilities servicing the building the Parcel OT. Conduit seals shall be installed on dry utility conduits (e.g. electrical, telephone, cable T.V.) that terminate on the interior of the building. These seals are intended to prevent the migration of methane through the conduits to interior areas. Also, in order to reduce the potential for methane to migrate through the sand backfill of any utility trenches, which extend up to and/or beneath the building, "dams" consisting of a lean sand/ cement/ bentonite slurry shall be installed within the trench lines at the perimeter of the building.	Construction	County	Prior to Building Permit	County Public Works		
ES-6	Upon finalization of the foundation and/or architectural plans for the structure on Parcel OT, and prior to issuance of the Grading Permit, the project subsurface methane gas consultant shall review such plans and provide further recommendations for methane gas mitigation	Construction Operation	County Methane Gas Consultant	Grading Permit Building Permit	County Public Works		

MITIGATION MONITORING PROGRAM						
Mitigation	**Monitoring Phase**	**Party Responsible for Implementation**	**Time of Clearance**	**Party Responsible for Verification/ Monitoring**	**Sign Off**	**Time**
measures, if necessary. Any additional recommendations by the subsurface methane gas consultant shall be adhered to by the applicant.						
Global Climate Change						
It should be noted that the project, in mitigating for traffic and air quality impacts, has been designed to incorporate many of the mitigation measures to reduce greenhouse gas emissions recommended by the scientific community. Additionally, the applicant has incorporated several measures into the project design that exceed minimum Title 24 energy conservation requirements. Among these measures are: • Installation of low NOx (nitrogen oxide) residential water heaters and space heaters; • Installation of Energy Star labeled furnaces, equipment, and appliances; • Use of water-based paint on exterior surfaces; • Use solar-assisted water heating and/or tankless hot water on demand systems if their energy efficiency is demonstrated to exceed that of a central storage tank water heating system; • Use of improved insulation and ducting; • Use of natural lighting; • Installation of energy efficient lighting and/or maximize use of low pressure sodium and/or fluorescent lighting; • Use of drought-tolerant landscaping subject to County review; • Encouragement of the use of transit, bicycling and walking by providing infrastructure to promote their use (bike paths and sidewalks); • Prohibition against the installation and use of wood burning fireplaces; and • Use of low volatile organic compound (VOC) coatings for painted surfaces.	Construction Operation	County	Building Permit Plan Check Prior to Occupancy Ongoing	County Public Works Regional Planning		

California Health and Safety Code

Division 7: Dead Bodies

Part 1, Chapter 2: General Provisions

7050.5.(a) Every person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor, except as provided in Section 5097.99 of the Public Resources Code. The provisions of this subdivision shall not apply to any person carrying out an agreement developed pursuant to subdivision (l) of Section 5097.94 of the Public Resources Code or to any person authorized to implement Section 5097.98 of the Public Resources Code.

(b) In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her

authorized representative, notifies the coroner of the discovery or recognition of the human remains.

(c) If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Cal Pub Resources Code § 5097.94 (2011)

§ 5097.94. Powers and duties of commission

The commission shall have the following powers and duties:

(a) To identify and catalog places of special religious or social significance to Native Americans, and known graves and cemeteries of Native Americans on private lands. The identification and cataloguing of known graves and cemeteries shall be completed on or before January 1, 1984. The commission shall notify landowners on whose property such graves and cemeteries are determined to exist, and shall identify the Native American group most likely descended from those Native Americans who may be interred on the property.

(b) To make recommendations relative to Native American sacred places that are located on private lands, are inaccessible to Native Americans, and have cultural significance to Native Americans for acquisition by the state or other public agencies for the purpose of facilitating or assuring access thereto by Native Americans.

(c) To make recommendations to the Legislature relative to procedures which will voluntarily encourage private property owners to preserve and protect sacred places in a natural state and to allow appropriate access to Native American religionists for ceremonial or spiritual activities.

(d) To appoint necessary clerical staff.

(e) To accept grants or donations, real or in kind, to carry out the purposes of this chapter.

(f) To make recommendations to the Director of Parks and Recreation and the California Arts Council relative to the California State Indian Museum and other Indian matters touched upon by department programs.

(g) To bring an action to prevent severe and irreparable damage to, or assure appropriate access for Native Americans to, a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine located on public property, pursuant to Section 5097.97. If the court finds that severe and irreparable damage will occur or that appropriate access will be denied, and appropriate mitigation measures are not available, it shall issue an injunction, unless it finds, on clear and convincing evidence, that the public interest and necessity require otherwise. The Attorney General shall represent the commission and the state in litigation concerning affairs of the commission, unless the Attorney General has determined to represent the agency against whom the commission's action is directed, in which case the commission shall be authorized to employ other counsel. In any action to enforce the provisions of this subdivision the commission shall introduce evidence showing that such cemetery, place, site, or shrine has been historically regarded as a sacred or sanctified place by Native American people and represents a place of unique historical and cultural significance to an Indian tribe or community.

(h) To request and utilize the advice and service of all federal, state, local, and regional agencies.

(i) To assist Native Americans in obtaining appropriate access to sacred places that are located on public lands for ceremonial or spiritual activities.

(j) To assist state agencies in any negotiations with agencies of the federal government for the protection of Native American sacred places that are located on federal lands.

(k) To mediate, upon application of either of the parties, disputes arising between landowners and known descendents relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.

The agreements shall provide protection to Native American human burials and skeletal remains from vandalism and inadvertent destruction and provide for sensitive treatment and disposition of Native American burials, skeletal remains, and associated grave goods consistent with the planned use of, or the approved project on, the land.

(l) To assist interested landowners in developing agreements with appropriate Native American groups for treating or disposing, with appropriate dignity, of the human remains and any items associated with Native American burials.

Cal Pub Resources Code § 5097.98 (2011)

§ 5097.98. Notification of discovery of Native American human remains; Reinterment; Exemption from other laws

(a) Whenever the commission receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

(b) Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed

in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

(1) The descendants' preferences for treatment may include the following:

(A) The nondestructive removal and analysis of human remains and items associated with Native American human remains.

(B) Preservation of Native American human remains and associated items in place.

(C) Relinquishment of Native American human remains and associated items to the descendants for treatment.

(D) Other culturally appropriate treatment.

(2) The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

(c) For the purposes of this section, "conferral" or "discuss and confer" means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and where feasible, seeking agreement. Each party shall recognize the other's needs and concerns for confidentiality of information provided to the other.

(d)

(1) Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness.

(2) Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

(e) Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

(1) Record the site with the commission or the appropriate Information Center.

(2) Utilize an open-space or conservation zoning designation or easement.

(3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner.

(f) Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native

American human remains. Culturally appropriate treatment of the discovery may be ascertained from a review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e).

(g) Notwithstanding Section 5097.9, this section, including those actions taken by the landowner or his or her authorized representative to implement this section and any action taken to implement an agreement developed pursuant to subdivision (*l*) of Section 5097.94, shall be exempt from the requirements of the California Environmental Quality Act (Division 13 (commencing with Section 21000)).

(h) Notwithstanding Section 30244, this section, including those actions taken by the landowner or his or her authorized representative to implement this section and any action taken to implement an agreement developed pursuant to subdivision (*l*) of Section 5097.94, shall be exempt from the requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000)).

Cal Pub Resources Code § 5097.99 (2011)

First of 2 versions of this section

§ 5097.99. (First of two; Operative until October 1, 2011) Possession of Native American artifacts or remains

(a) No person shall obtain or possess any Native American artifacts or human remains which are taken from a Native American grave or cairn on or after January 1, 1984, except as otherwise provided by law or in accordance with an agreement reached pursuant to subdivision (*l*) of Section 5097.94 or pursuant to Section 5097.98.

(b) Any person who knowingly or willfully obtains or possesses any Native American artifacts or human remains which are taken from a Native American grave or cairn after January 1, 1988, except as otherwise provided by law or in accordance with an agreement reached pursuant to subdivision (*l*) of Section 5097.94 or pursuant to Section 5097.98, is guilty of a felony which is punishable by imprisonment in the state prison.

(c) Any person who removes, without authority of law, any Native American artifacts or human remains from a Native American grave or cairn with an intent to sell or dissect or with malice or wantonness is guilty of a felony which is punishable by imprisonment in the state prison.

Cal Pub Resources Code § 5097.99 (2011)

Second of 2 versions of this section

§ 5097.99. (Second of two; Operative October 1, 2011) Possession of Native American artifacts or remains

(a) No person shall obtain or possess any Native American artifacts or human remains which are taken from a Native American grave or cairn on or after January 1, 1984, except as otherwise provided by law or in accordance with an agreement reached pursuant to subdivision (*l*) of Section 5097.94 or pursuant to Section 5097.98.

(b) Any person who knowingly or willfully obtains or possesses any Native American artifacts or human remains which are taken from a Native American grave or cairn after January 1, 1988, except as otherwise provided by law or in accordance with an agreement reached pursuant to subdivision (*l*) of Section 5097.94 or pursuant to Section 5097.98, is guilty of a felony which is punishable by imprisonment pursuant to subdivision (h) of Section 1170 of the Penal Code.

(c) Any person who removes, without authority of law, any Native American artifacts or human remains from a Native American grave or cairn with an intent to sell or dissect or with malice or wantonness is guilty of a felony which is punishable by imprisonment pursuant to subdivision (h) of Section 1170 of the Penal Code.

EXECUTIVE OFFICE – BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING	OCTOBER 11, 2011
DEPARTMENT NAME:	COUNTY COUNSEL
BOARD LETTERHEAD:	COUNTY COUNSEL
SUPERVISORIAL DISTRICT AFFECTED:	FOURTH
VOTES REQUIRED:	3
CHIEF INFORMATION OFFICER'S RECOMMENDATION:	☐ APPROVE ☐ APPROVE WITH MODIFICATION ☐ DISAPPROVE

****** *ENTRY MUST BE IN MICROSOFT WORD* ******

Instructions: To comply with the Brown Act requirement, the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for, with whom the action is being taken, fiscal impact, including money amounts, funding sources and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

Recommendation: Adopt findings, conditions, and order for approval of Project Number R2006-02726-(4), which consists of Coastal Development Permit Number 2006-00003-(4), Conditional Use Permit Number 2006-00223-(4), and Parking Permit Number 2006-00015-(4) to authorize the demolition of an existing commercial facility on Marina del Rey Parcel 21 and the subsequent construction of a new 29,348-square-foot commercial facility with an attached 6-level parking structure and a 28-foot-wide pedestrian promenade applied for by Holiday-Panay Way Marina L.P. (On April 26, 2011, the Board adopted the Findings and Statement of Overriding Consideration, and Mitigation Monitoring Program for the project and indicated its intent to approve.) (County Counsel)